

# **CITY OF LANSING**

**FIVE-YEAR CONSOLIDATED PLAN  
JULY 1, 2016 – JUNE 30, 2021**

**ANNUAL ACTION PLAN  
JULY 1, 2016- JUNE 30, 2017**

Prepared for the U.S. Department of Housing and Urban Development  
by the City of Lansing, Michigan  
Department of Planning and Neighborhood Development  
316 N. Capitol Avenue  
Lansing, MI 48933-1234

## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Lansing Department of Planning and Neighborhood Development is the lead organization administering the Community Development Block Grant (CDBG), HOME and ESG federal funds received from the Department of Housing and Urban Development (HUD). The City has been successful in leveraging additional state and local resources to support grant funded activities.

The City of Lansing is submitting its Five-Year Consolidated Plan which covers the years 2016-2021 or July 1, 2016- through June 30, 2021. The FY 2017 (7/1/2016 - 6/30/2017) Annual Action Plan is the first year of the City of Lansing's five-year, 2016-2021 Consolidated Plan. The proposed activities to be carried out in FY 2017 (HUD 2016) which begins July 1, 2016 and ends June 30, 2017, are based on needs, priorities, strategies and goals established in the five-year Consolidated Strategy and Plan Submission for the period 2016-2017. This annual plan is based on community development fund resources: CDBG, HOME and ESG funds expected to be available in FY 2016-2017. The anticipated goals are based on the availability of other sources of funding projected to be available during this time period to leverage the federal community development fund resources.

Again, the requisite information presented in the Action Plan is presented according to the final rule established by the Department of Housing and Urban Development at 24 CFR 91, Consolidated Submission for Community Planning and Development Programs. Through the Master Plan and other planning processes, the city continues to solicit input from the community, particularly promoting participation from low and moderate income citizens on community needs. The City of Lansing has collaborative partnerships with various City of Lansing departments, State offices, Tri-County Regional Planning Commission (TCRPC), Michigan State Housing Development Authority (MSHDA), Ingham County Land Bank, Greater Lansing Homeless Resolution Network or the Continuum of Care (CoC), Lansing Housing Commission, adjacent municipalities and other community groups and organizations to provide a regional approach to integrate housing, land use, economic and workforce development, transportation and infrastructure development in a comprehensive and inclusive manner.

It should be noted that federal funds are not exclusively allocated to specific geographic areas. Certain programs are concentrated in targeted areas whereas other programs are available to low to moderate income households citywide.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

### **3. Evaluation of past performance**

During HUD FY 2015 (7/1/15-6/30/16), the City of Lansing received \$1,864,490 of Community Development Block Grant, \$547,837 HOME and \$166,686 of ESG. Over that time period, the local housing and economic environment continued to be challenging due to high rates of unemployment and foreclosure activities. Again, homeowners were reluctant to undertake home improvement loans because of the uncertainty about the economic environment, concern about possible job loss and the reduced market value of homes. In reference to the homeless population in the city, the Continuum of Care (CoC), known locally as the Greater Lansing Homeless Resolution Network (GLHRN), is continuing to address homelessness of the general population as well as the veterans through its strategic plan. The CoC's Strategic Plan is aligned with the City of Lansing's Consolidated/Annual Action Plan. A centralized intake and assessment system has been implemented and the GLHRN continues to work with the City of Lansing as well as other community agencies to address chronic homelessness in the community.

The City of Lansing made several accomplishments during the past fiscal year which includes increasing the awareness of the CDBG -home rehabilitation program, working closer with subrecipients to address the needs of the low and moderate income population.

### **4. Summary of citizen participation process and consultation process**

Citizen Participation is an important factor in the development of the City of Lansing's Consolidated Plan and Annual Action Plan. The process is designed to consider comments from citizens and stakeholders related to housing, neighborhoods and economic development and homeless issues. The process involves input related to housing and economic needs and needs related to human interaction and social environment. The objective of the process is to encourage comments on strategies and programs to address identified needs. The process is open to any interested party or organization and facilitated by the city to promote participation of a wide range of groups and individuals concerned with housing and community development issues. In the development of the Consolidated Plan/Annual Action Plan, the City of Lansing considered all previous strategic planning documents which included the City's Master Plan, CHAS, along with the Enterprise Community Plan and the Lansing Housing Commission Plan. Information on the current housing market, lending practices and foreclosures is considered. Of course, the populated data from HUD included in the Consolidated Plan. Citizen input was incorporated into these efforts. The Citizen Participation Process is intended to assure that the citizens of the community and organizations concerned with housing and community development will have every opportunity to participate in the planning and utilization of community development funds. The key

steps in the process include: community meetings held in August and September, a public hearing held before the Planning Board on community needs in October, November or December. This hearing will provide citizens an opportunity to present their views on community development and housing needs. Community meetings include citizens, other local jurisdictions, state agencies, other city departments, special needs groups and community development non-profits. Citizen input is accepted from interested citizens throughout the year; it is not limited to a formal public hearing. A second public hearing is held before the Planning Board in January/February on the proposed funding allocations. During this hearing, the public has the opportunity to comment on the distribution of the proposed funding allocations. During the month of April/May, the Lansing City Council holds the final public hearing to receive public comments on the Action Plan including the funding allocations.

A draft of the summary plan was made available for a 30-day public review and comments period from March 17, 2016 -April 15, 2016. A notice of the opportunity for public review and comments was published in the Lansing City Pulse, made available at the Capital Area District Library, the City Clerk's office, the Department of Planning and Neighborhood Development as well as on the City of Lansing's website. A summary of comments or views and the city's response is included as an attachment in the Action Plan submission. The facilities where the public hearings are held are barrier free to accommodate persons with disabilities. In the event that a significant number of non-English speaking residents attend the public hearings, the city will provide a resource person for translation purposes. The City makes every possible effort to reach its minority population, low-income and those with special needs.

## **5. Summary of public comments**

The City of Lansing follows its Citizen Participation Plan in terms of engaging the community in public input. An online survey was made available to gather feedback from the public. An array of responses was gathered. During the three community forums, the groups discussed the needs of their clients .At the first community meeting, housing and supportive services to accompany their housing needs, health care services for the homeless and additional funding to support the homeless programs. The second community forum participants expressed their concerns with affordable housing, more funding for basic home repairs, sidewalk improvements on the Eastside of Lansing, owner occupied housing support and addressing community issues on a regional level including adjacent communities. At the third community forum, the group addressed issues such as health care for the homeless and community gardens. Also, there was an online survey on the City of Lansing's website that was made available for public input. There were at least 100 respondents that participated in the survey.

The first public hearing was held on December 1, 2015 before t the Planning Board to receive public comments about housing and community development needs. The minutes of the public hearing are included in the final submission of the Consolidated /Action Plan. Two participants expressed the need

for additional affordable housing for senior citizens with the housing option to “age in place” In addition, there is a need for home repair services for senior citizens as well as other low and moderate income people on fixed income. Also, there is a need for housing with supportive services for persons with mental illnesses. The second of three public hearings regarding the federal funding allocations was held on February 2, 2016. During that time, there were six (5) participants speaking on behalf of CDBG, HOME and ESG dollars thanked the Board for their past and continued support of the activities. Some of the issues addressed included the following: Support of home repair services for low to moderate income persons, assisting persons with obtaining housing and supportive services, need for affordable housing. One of the participants inquired about the overall funding process which was explained.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments are considered during the public comment period.

**7. Summary**

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role           | Name    | Department/Agency                                 |
|-----------------------|---------|---|
| Lead Agency           | LANSING |   |
| CDBG Administrator    | LANSING | City of Lansing Planning/Neighborhood Development |
| HOPWA Administrator   |         |   |
| HOME Administrator    | LANSING | City of Lansing Planning/Neighborhood Development |
| ESG Administrator     | LANSING | City of Lansing Planning/Neighborhood Development |
| HOPWA-C Administrator |         |   |

**Table 1 – Responsible Agencies**

### Narrative

The City of Lansing Department of Planning and Neighborhood Development (DPND), 316 N. Capitol Avenue, Lansing, MI 48933 is the lead agency responsible for the administration of each grant program and funding source. More specifically, the federal funds received include Community Development Block Grant (CDBG), HOME Investment Partnership Program and the Emergency Solutions Grant (ESG). The ESG program is managed through the City of Lansing Human Relations and Community Services Department.

### Consolidated Plan Public Contact Information

The contact person for the City of Lansing's Consolidated Plan is Doris M. Witherspoon, Senior Planner, 316 N. Capitol Ave., Lansing, MI 48933. (517) 483-4063/(517) 483-6036 (fax)  
[doris.witherspoon@lansingmi.gov](mailto:doris.witherspoon@lansingmi.gov)

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Consultation is a key factor in the development of the Consolidated Plan and Action Plan process. The City of Lansing consults with several agencies in the community. Consultation includes attending local and regional planning meetings, Community and Economic Development (CED) meetings, board meetings of partner agencies and grantees, such as the Greater Lansing Homeless Resolution Network (GLHRN) - Continuum of Care (CoC), Historic District Committee meetings, Healthy Homes meetings, Foreclosure Prevention Network meetings, landlord association meetings and many others. The City of Lansing staff attends several meetings throughout the year to gather input on the needs in the community. Also, staff members are an important part of the Continuum of Care, the Greater Lansing Homeless Resolution Network (GLHRN) for the greater Lansing community. This group consists of more than 25 organizations representing agencies such as: State Department of Human Services, Michigan State Housing Development Authority, Community Mental Health, Tri-County Office on Aging, Homeless shelter providers, local and state governments, etc. The consultation process is a continuous activity within the City of Lansing.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The activities that the City of Lansing engages in to enhance coordination between public and assisted housing providers and private and governmental health, mental health and services agencies includes being a part of their planning/committees and staying abreast of overall activities in the community. Several city staff members assume leadership roles as well as serve on several committees with various agencies/organizations, such as the Greater Lansing Homeless Resolution Network (GLHRN), the Continuum of Care), Power of We Consortium, Tri-County Regional Planning Commission, Lansing Housing Commission, involved in planning activities and meeting the needs of their specific clientele. Through this collaborate effort, duplication of services is eliminated and coordination of programs and services are met in the community

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The CoC, which is, the Greater Lansing Homeless Resolution Network (GLHRN) works closely with the City of Lansing Department of Planning and Neighborhood Development (PND) office that oversees the Consolidated Plan/ESG submission. PND works closely with the City's Human Relations and Community Services Department (HRCS) that oversees sub-contracting and monitoring for ESG-funded agencies. The PND office holds several public hearings to review ESG funding recommendations. The GLHRN uses an

open solicitation process for notifying potential applicants. The CoC issues a request for proposal (RFP) to all CoC member agencies to apply for ESG funds and applications are submitted and reviewed by the CoC Finance Committee. Decisions are made based on HUD and CoC priorities, in an open process with all agencies and City Departments. Ongoing program evaluation is done by the CoC Continuous Quality Improvement (CQI) committee, CoC Finance Committee and HRCS staff. The Finance/Application Ad-Hoc Committee reviews and designed the ESG applications process.

Applications are received and a joint Application and Finance Committee meeting is held to review CoC and HUD funding priorities, allow applicant agencies to answer questions, review housing gaps/needs analysis, allow discussion of any monitoring findings and Annual Performance Reports (APRs), evaluate capacity, match and spending, and then, allow non-applicant agency representatives to make funding decisions. The decisions were provided to the GLHRN Board who discusses and approves them. All applicants are notified via e-mail of the funding decisions.

The City of Lansing's planned action steps to end chronic homelessness includes the continued partnership with several community organizations. GLHRN has an outstanding collaborative approach to creating a comprehensive, visionary, realistic continuum of care plan to help the homeless. Using HMIS data helps to identify those individuals and families who continue to cycle through the system, creating opportunities for the appropriate service provider to forge relationships and move them up on the priority listings for permanent housing.

HMIS data is used to evaluate ESG performance on the following areas: Households served by type, prevention and homeless assistance; percent of clients with "known" exit destinations (engagement); percent of clients discharged to stable housing; percent of clients discharged from shelter to stable housing within 30 days; percent of adults with Earned Income, SSI/SSDI or TANF at exit; percent of adults with any cash or non-cash income/benefits at exit; percent of clients recidivating in the emergency shelter system; aggregate improvement on a self-sufficiency matrix rating tool; percent of total CoC clients who were served by the Housing Assessment Resources Agency (HARA). The CoC evaluates the performance of the ESG funded programs using data from HMIS. The CoC CQI Committee reviews the performance of ESG funded program outcomes quarterly to ensure that programs are meeting their performance expectations and to identify opportunities for improvements. The baseline for comparison of the performance measures was set using historic data from the ESG programs and other similar programs types in the CoC. Following the CQI committee's approval of the ESG quarterly report, the information is sent to the CoC Board for their review and approval. ESG monitoring is conducted annually by the City of Lansing and monitoring results are shared with the agency and GLHRN Board and the CoC Ranking/Applications review committees during the capacity review

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The Greater Lansing Homeless Resolution Network (GLHRN) works in cooperation with the Michigan State Housing Development Authority (MSHDA) through our CoC and Regions that MSHDA set up throughout the state. The GLHRN actively participates in monthly regional meetings. Topics include discussion of current and future funding. Opportunity is given to share best practices, review progress in 10 Year Plans to End Homelessness, address obstacles to meeting the need, and make policy recommendations. MSHDA also convenes statewide meetings where two State representatives attend. The State representatives are voted from Regional group. Our CoC funds HMIS support through the City of Lansing and utilizes technical support from the Michigan Coalition against Homelessness.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

|   |  |   |
|---|--|---|
| 1 | <b>Agency/Group/Organization</b>   | LANSING HOUSING COMMISSION  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>PHA<br>Services - Housing<br>Services-homeless<br>Service-Fair Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Public Housing Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing makes every possible attempt to include several agencies and organizations in the consultation process. If any agency/organization was not consulted as a result of the process, it was not intentional and merely an oversight. The Lansing Housing Commission (LHC) and the City of Lansing work collaboratively to address public housing needs in the greater Lansing community. As part of the Continuum of Care (CoC), the LHC provides valuable information on the needs of the public housing residents. Anticipated outcomes include better coordination of programs and services for low and moderate income persons including public housing residents |
| 2 | <b>Agency/Group/Organization</b>   | Advent House  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-homeless<br>Services-Education<br>Services-Employment   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Unaccompanied youth   |

|   |  |   |
|---|--|---|
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | As part of the CoC, the Advent House Ministries provides the City of Lansing with valuable information on the needs of the homeless population. Anticipated outcomes include better coordinated efforts to improved services to the homeless population. Also, efforts are being made to reduce and/or eliminate the number of homeless persons in Lansing. |
| 3 | <b>Agency/Group/Organization</b>   | MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Service-Fair Housing<br>Other government - State<br>Community Development and Revitalization,<br>Supportive Housing  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy<br>Homeownership Programs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing works on a regular basis with the Michigan State Housing Development (MSHDA) on several planning projects and programs. Various staff at the agency were consulted individually throughout the year. Anticipated outcomes includes increased access to programs and services to low and moderate income persons                         |
| 4 | <b>Agency/Group/Organization</b>   | Tri-County Regional Planning Commission   |
|   | <b>Agency/Group/Organization Type</b>  | Regional organization<br>Planning organization  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Economic Development<br>Market Analysis  |

|   |  |   |
|---|--|---|
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing works collaboratively with the Tri-County Regional Planning Commission, planning organization, to address land use issues, housing studies and needs assessment, market analysis, economic development issues and many others to assure that the planning documents are consistent. Anticipated outcomes includes improved planning efforts for the greater Lansing community |
| 5 | <b>Agency/Group/Organization</b>   | Tri-County Office on Aging  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Elderly Persons  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing works with the Tri-County Office on Aging to assure that the needs of the elderly population is addressed in the Consolidated/Action Plan. Anticipated outcomes includes increased access to programs and services to low and moderate income persons including the elderly and disabled population   |
| 6 | <b>Agency/Group/Organization</b>   | Volunteers of America (VOA)   |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homelessness Needs - Veterans   |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | As part of the CoC, Volunteers of America provides valuable information on the needs of the homeless population, particularly with veterans and the chronically homeless. Anticipated outcomes include increased access to programs and services to the homeless population. Also, efforts are being made to reduce and/or eliminate the number of homeless persons in Lansing.                   |
| 7 | <b>Agency/Group/Organization</b>   | Lansing Area Aids Network (LAAN)  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Persons with HIV/AIDS  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs  |

|    |  |  |
|----|--|--|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Lansing Area AIDS Network (LAAN) provides HOPWA in the greater Lansing community. The City of Lansing works with LAAN to assure the needs of the organization are addressed in the Consolidated/Action Plan. Anticipated outcomes include increased access and/or knowledge of programs and services to those persons living with AIDS   |
| 8  | <b>Agency/Group/Organization</b>   | EVE, INC.  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Victims of Domestic Violence  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | As part of the CoC, EVE provides the City of Lansing with valuable information on the needs of those individuals experiencing domestic violence. General information on the needs and resources are included in the Consolidated/Action Plan. Anticipated outcomes include better coordinated efforts to improved services to persons experiencing domestic violence   |
| 9  | <b>Agency/Group/Organization</b>   | Capital Area Center for Independent Living   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Capital Area Center for Independent Living (CACIL), recently changed name to Disability Network Capital Area is a non-profit self-help organization that provides a range of services to support people with disabilities, provides a wealth of information to the City of Lansing regarding persons with disabilities. Anticipated outcomes include increased access and/or knowledge of programs and services to those persons with disabilities |
| 10 | <b>Agency/Group/Organization</b>   | National Council on Alcoholism   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Non-Homeless Special Needs  |

|    |  |  |
|----|--|--|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | As part of the CoC, the National Council on Alcoholism provides valuable information on persons with disabilities, specifically, alcohol and substance abuse. Anticipated outcomes include increased access and/or knowledge of programs and services to those persons with a substance abuse. Also, efforts are being made to reduce and/or eliminate the number of homeless persons in Lansing |
| 11 | <b>Agency/Group/Organization</b>   | Michigan Department of Human Services  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Children<br>Services-Health<br>Services-Education<br>Services - Victims<br>Health Agency<br>Other government - State  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs<br>Emergency Assistance   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | As part of the CoC, the Michigan Department of Human Services is instrumental in providing the City of Lansing with valuable information on the general human services. Anticipated outcomes include improved services for residents in the greater Lansing community.   |
| 12 | <b>Agency/Group/Organization</b>   | Ingham County Land Bank FTA  |
|    | <b>Agency/Group/Organization Type</b>  | Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Economic Development<br>Market Analysis   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing staff meets regularly with the Ingham County Land Bank - Fast Track Authority Board members and staff. Anticipated outcomes include the elimination of blight, and increased access to safe, healthy and affordable housing for low and moderate income residents.   |
| 13 | <b>Agency/Group/Organization</b>   | Habitat for Humanity   |
|    | <b>Agency/Group/Organization Type</b>  | Housing  |

|    |  |   |
|----|--|---|
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing staff meets regularly with the Habitat for Humanity. Anticipated outcomes include increased access to affordable, safe, healthy housing opportunities for very low income people.   |
| 14 | <b>Agency/Group/Organization</b>   | GREATER LANSING HOUSING COALITION   |
|    | <b>Agency/Group/Organization Type</b>  | Housing   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Market Analysis  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing staff meets regularly with the Greater Lansing Housing Coalition Board members and staff. Anticipated outcomes include the elimination of blight, and increased access to safe, healthy and affordable housing for low and moderate income residents.         |
| 15 | <b>Agency/Group/Organization</b>   | Community and Economic Development Network  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Education  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing staff meets periodically with the staff at the Community and Economic Development Network. Anticipated outcomes include improved coordination with other agencies and increased knowledge of community and economic development projects within the community |
| 16 | <b>Agency/Group/Organization</b>   | City of East Lansing  |
|    | <b>Agency/Group/Organization Type</b>  | Service-Fair Housing<br>Other government - Local<br>Planning organization   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>Economic Development<br>Market Analysis   |

|    |  |  |
|----|--|--|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing consulted with the City of East Lansing particularly regarding the Analysis of Impediments (AI) to Fair Housing. The City of Lansing is moving forward on updating its AI. Also, the City of Lansing and East Lansing are part of the Greater Lansing Homeless Network |
| 17 | <b>Agency/Group/Organization</b>   | Center for Financial Health  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Education<br>Business Leaders   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing meets regularly with the Center for Financial Health. Anticipated outcomes include increased access to safe, healthy and affordable housing for low and moderate income residents  |
| 18 | <b>Agency/Group/Organization</b>   | ENTREPRENEUR INSTITUTE OF MID-MICHIGAN (EIMM)  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Employment<br>Business Leaders  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development<br>Anti-poverty Strategy  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing meets regularly with the Entrepreneur Institute of Mid-Michigan. The anticipated outcome includes providing citizens with access to training activities that increase entrepreneurial activities and job   |
| 19 | <b>Agency/Group/Organization</b>   | Michigan Foreclosure Task Force  |
|    | <b>Agency/Group/Organization Type</b>  | Regional organization  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing meets regularly with the Michigan Foreclosure Task Force. Anticipated outcomes include planning of activities to combat foreclosure and blight using increased knowledge of foreclosure activity trends  |

|    |  |   |
|----|--|---|
| 20 | <b>Agency/Group/Organization</b>   | Greater Lansing Homeless Resolution Network   |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Lansing staff meets regularly with the Greater Lansing Homeless Resolution Network, the Continuum of Care (CoC) in the greater Lansing area. Several city staff are board members and involved in homelessness prevention in this community. There are more than 25 agencies (i.e. VOA, Advent House, NCA, etc.) involved in the CoC. Anticipated outcomes include the collaborative efforts of agencies to address and end homelessness in the community |

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| <b>Name of Plan</b> | <b>Lead Organization</b>           | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>  |
|---------------------|------------------------------------|--|
| Continuum of Care   | Homeless Providers/City of Lansing | The CoC, Greater Lansing Homeless Resolution Network (GLHRN) Strategic Plan coincides with the local planning efforts in terms of educating the community on homeless issues; addressing and/or ending homelessness in the Lansing community; providing a comprehensive, coordinated system of care to address homelessness, maintaining an active HMIS system to gather data on the homeless population |

| Name of Plan                                    | Lead Organization                               | How do the goals of your Strategic Plan overlap with the goals of each plan?   |
|---|---|--|
| Public Housing - Action Plan                    | Lansing Housing Commission (LHC)                | LHCs plan coincides with the City of Lansing plan in terms of the programs and services offered to public housing residents and the overall community. LHC will collaborate with the City of Lansing to improve safety/security at each development. A community policing officer is located in the Washington Park area. Each site is targeted to develop neighborhood watch programs. The City Human Relations department works closely with the Commission by conducting food pantries, coordinating/providing financial support for enrichment activities for children, counseling and utility/rent assistance. LHC will complete renovation of community spaces and upgrading computer learning centers at each public housing development which will provide a secure and inviting location for resident activities  |
| Mid-Michigan Program for Greater Sustainability | Tri-County Regional Planning Commission (TCRPC) | The City of Lansing's Master Plan and Action Plan correlates with the Tri-County Regional Planning Commissions MMPGS plan in terms of regional growth/planning by supporting planning efforts that integrate housing, land use, economic and workforce development, transportation, environment and infrastructure investments. Specifically, these efforts are supported through planning projects: Five-year comprehensive regional fair and affordable housing plan; regional affordable housing study community reinvestment fund; develop an energy audit study of built structures; build capacity for a regional urban services management area; promote a multi-faceted and prioritized green infrastructure; develop a sustainable corridor design portfolio vision charrette for Michigan Ave/Grand Ave; build capacity for complete streets planning and implementation; create an online portal for sharing information, evaluating and prioritizing sustainability efforts. |

| Name of Plan                                       | Lead Organization                                    | How do the goals of your Strategic Plan overlap with the goals of each plan?  |
|--|--|---|
| Consolidated/Annual Action Plan                    | Michigan State Housing Development Authority (MSHDA) | The City of Lansing's Consolidated/Action Plan mirrors Michigan State Housing Development Authority (MSHDA) plan for submission of the CDBG, HOME and ESG federal grant application pursuant to HUD 24 CFR Part 91. Both documents describe programs and activities that will be undertaken in conjunction with HUD programs funded with federal dollars on the local and state levels for the city and state respectively. For the State, HUD dollars are awarded and administered by MSHDA and administered locally by the City of Lansing. Programs activities provided address the housing and community development needs identified by the governmental units   |
| City of Lansing Comprehensive Master Plan - Design | City of Lansing                                      | The City of Lansing Department of Planning and Neighborhood Development is responsible for the development and implementation of both planning documents - Comprehensive Master Plan and the Consolidated Plan. The Comprehensive Master Plan addresses housing, land use, economic development issues as well as the overall physical characteristics of the community. The Consolidated Plan is the federally funded programs for CDBG, HOME and ESG addressing the housing, homelessness and community development needs in the greater Lansing area. Staff works collaboratively to develop consistent plans to assure and achieve the goals of addressing the various needs in the community including economic development, land use, transportation, public services and facilities, housing, homelessness, community development and many other areas |
| Greater Lansing Housing Coalition - ICE Plan       | Greater Lansing Housing Coalition ( GLHC) and TCRPC  | The City of Lansing was involved in meetings associated with the development of the ICE (Innovative, Collaborative, Empowering)Plan. The mission of ICE is to provide innovative, collaborative and empowering direction for the community that will make Mid-Michigan more welcoming and accommodating to all. An array of topics are addressed in the plan including affordable housing for senior citizens and fair and affordable housing for all people, especially low and moderate income groups.  |

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Lansing is in constant communication with adjacent units of government (i.e. Lansing township, Eaton County, Delhi township, City of East Lansing) regarding planning issues and/or other common/regional issues. In addition, city staff continues to collaborate with various State departments such as Michigan State Housing Development Authority, Department of Transportation, etc. on similar issues including the development of the Consolidated Plan/Annual Action Plan.

**Narrative (optional):**

It should be noted that Doris Witherspoon, Senior Planner, City of Lansing staff person responsible for the Consolidated Plan/Action Plan/CAPER/Environmental Reviews, is a Board member of the Greater Lansing Homeless Resolution Network (GLHRN) which is the CoC in the area. She serves on the CoC's GLHRN Finance Committee as well as the Strategic Planning committee. As a member of the committee, she wants to assure that the CoC's Strategic Plan overlap's with the goals of the City's Consolidated/Annual Action Plans.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Citizen Participation process is an important factor in the development of the City of Lansing's Consolidated/Annual Action Plan and is designed to consider comments from citizens and stakeholders related to housing, neighborhoods, community development and economic development as well as homeless issues. The process involves gathering input from interested persons on the needs related to human interaction and social environment. The objective of the process has been to encourage comments on strategies and programs to address identified needs. The process is open to any interested party or organization and facilitated by the city to promote participation of a wide range of groups and individuals concerned with housing and community development issues. In the development of the Consolidated /Annual Action Plan, the City of Lansing considered all previous strategic planning documents which include the City's Master Plan, Tri-County Regional Planning Commission , the Lansing Housing Commission's Plan as well as the Continuum of Care's strategic plan. Information on the current housing market lending practices and foreclosures is considered. Citizen input was incorporated into these efforts. The Citizen Participation Process is intended to assure that the citizens of the community and organizations concerned with housing and community development will have every opportunity to participate in the planning and utilization of community development funds. In summary, the key steps in the process include: community meetings held in August and September, a public hearing held before the Planning Board on community needs in October, November or December. This hearing will provide citizens an opportunity to present their views on community development and housing needs. Community meetings include citizens, other local jurisdictions, state agencies, other city departments, special needs groups and community development activities. Citizen input is accepted from interested citizens. A second public hearing is held in January or February on the proposed funding allocations. Another public hearing is held before City Council in April. In addition, the public has an opportunity to comment on the draft Consolidated Plan during the 30-day comment period. In addition, there was an survey on online on the city's website which gave the public an opportunity to comment on housing and community development needs.

**Citizen Participation Outreach**

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|--------------------|--------------------------------|------------------------------|--|---------------------|
|------------|------------------|--------------------|--------------------------------|------------------------------|--|---------------------|

| Sort Order                                  | Mode of Outreach  | Target of Outreach                      | Summary of response/attendance  | Summary of comments received   | Summary of comments not accepted and reasons   | URL (if applicable) |
|---|-------------------|---|---|--|--|---------------------|
| 1   | Public Meeting    | Minorities<br>Persons with disabilities | There were three community forums held during the Consolidated/Annual Action Plan process | An array of responses was gathered. During the three community forums, the groups discussed the needs of their clients. At the first community meeting, housing and supportive services to accompany their housing needs, health care services for the homeless and additional funding to support the homeless programs. The second community forum participants expressed their concerns with affordable housing, more funding for basic home repairs, sidewalk improvements on the Eastside of Lansing | All comments are accepted and considered in the development of the Consolidated/Annual Action Plan |                     |
| OMB Control No: 2506-0117 (exp. 07/31/2015) | Consolidated Plan |   | LANSING   |  | 22   |                     |

| Sort Order | Mode of Outreach                 | Target of Outreach  | Summary of response/attendance   | Summary of comments received   | Summary of comments not accepted and reasons   | URL (if applicable) |
|------------|----------------------------------|---|--|--|--|---------------------|
| 2          | On-line survey via Survey Monkey | Minorities<br>Persons with disabilities<br>Residents of Public and Assisted Housing | The on-line survey generated a total of 101 participants/responses. Of that total, 18 represented organizations and 82 were individuals. | The survey returned a broad spectrum of relatively high priorities. Participants were asked to rate 44 activities on a scale of 1-5. Survey monkey reported a weighted average. Overall, scoring was much higher than the middle (2.5), with no activity scoring a weighted average of less than 2.82, indicating that all activities are priorities for survey participants. A copy of the survey monkey is attached to the plan. | All comments are accepted and considered in the development of the Consolidated/Annual Action Plan |                     |

| Sort Order                                  | Mode of Outreach  | Target of Outreach   | Summary of response/attendance  | Summary of comments received   | Summary of comments not accepted and reasons  | URL (if applicable) |
|---|-------------------|--|---|--|---|---------------------|
| 3   | Public Hearing    | <p>Minorities</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p> | <p>The first public hearing was held on December 1, 2015 before the Planning Board to receive public comments about housing and community development needs. The minutes of the public hearing are included in the final submission of the Consolidated /Action Plan. The second of three public hearings regarding the federal funding allocations was held on February 2, 2016. During that time, there were six (5) participants speaking on behalf of CDBG, HOME and ESG dollars thanked the Board for their past and continued support of the activities. The last public hearing was held before the Lansing City Council on April 11, 2016</p> | <p>During the first public hearing, two participants expressed the need for additional affordable housing for senior citizens with the housing option to age in place. In addition, there is a need for home repair services for senior citizens as well as other low and moderate income people on fixed income. Also, there is a need for housing with supportive services for persons with mental illnesses. At the second public hearing, some of the issues addressed included the following:</p> <p>Support of home repair services for low to moderate income persons</p> | <p>All comments are accepted and considered in the development of the Consolidated/Annual Action Plan</p> |                     |
| OMB Control No: 2506-0117 (exp. 07/31/2015) | Consolidated Plan |  |   |  | 24  |                     |

| Sort Order | Mode of Outreach  | Target of Outreach  | Summary of response/attendance   | Summary of comments received | Summary of comments not accepted and reasons  | URL (If applicable) |
|------------|-------------------|---|--|------------------------------|---|---------------------|
| 4          | Newspaper Ad      | Minorities<br>Persons with disabilities<br>Residents of Public and Assisted Housing | Notices of the public hearings were advertised in the local newspaper at least 15 days prior to the hearings. Also, a draft of the Consolidated Plan/Action Plan, 30-day comment period, was advertised in the newspaper on March 16, 2016 |                              | All comments are accepted and considered in the development of the Consolidated/Annual Action Plan. |                     |
| 5          | Internet Outreach | Minorities<br>Persons with disabilities<br>Residents of Public and Assisted Housing | The Consolidated Plan/Action Plan document is available on the City of Lansing's website <a href="http://www.lansingmi.gov">www.lansingmi.gov</a>  |                              | All comments are accepted and considered in the development of the Consolidated/Annual Action Plan. |                     |

| Sort Order | Mode of Outreach                 | Target of Outreach  | Summary of response/attendance   | Summary of comments received | Summary of comments not accepted and reasons  | URL (if applicable) |
|------------|----------------------------------|---|--|------------------------------|---|---------------------|
| 6          | On-line survey via Survey Monkey | Minorities<br>Persons with disabilities<br>Residents of Public and Assisted Housing | The Consolidated Plan/Action Plan document is placed on file at the Lansing City Planning Office, Clerk's office, at the Public Library and on the city's website for 30-day comment period prior to final submission. |                              | All comments are accepted and considered in the development of the Consolidated/Annual Action Plan. |                     |
| 7          | On-line survey via Survey Monkey | Minorities<br>Persons with disabilities<br>Residents of Public and Assisted Housing | The Consolidated Plan/Action Plan information is mailed to interested agencies/organizations.  |                              | All comments are accepted and considered in the development of the Consolidated/Annual Action Plan  |                     |

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Department of Housing and Urban Development (HUD) populated demographic information for the Needs Assessment for the City of Lansing. Based on the populated data, the Needs Assessment section of the Plan provides an overview of the need characteristics in Lansing. Overall, the data shows the following:

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The City of Lansing demographics show a decrease in population of 3%. Basically, in the year 2000, there were 119,128 people residing in the City of Lansing. In 2011, the population decreased to 115,101. The 2011 statistics show that the number of households in Lansing is 48,218 with median income of \$37,528. In comparison to information in 2000 for households, there were 49,458 which is a 3% decrease with median income of \$34,833.

| Demographics  | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|---------------|-----------------|------------------------|----------|
| Population    | 119,128         | 115,101                | -3%      |
| Households    | 49,458          | 48,218                 | -3%      |
| Median Income | \$34,833.00     | \$37,528.00            | 8%       |

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

|  | 0-30%<br>HAMFI | >30-50%<br>HAMFI | >50-80%<br>HAMFI | >80-100%<br>HAMFI | >100%<br>HAMFI |
|--|----------------|------------------|------------------|-------------------|----------------|
| Total Households *   | 9,370          | 6,840            | 9,400            | 5,975             | 16,630         |
| Small Family Households *  | 3,530          | 2,250            | 3,465            | 2,120             | 7,865          |
| Large Family Households *  | 735            | 425              | 614              | 440               | 1,035          |
| Household contains at least one person 62-74 years of age          | 614            | 775              | 1,595            | 985               | 2,570          |
| Household contains at least one person age 75 or older             | 540            | 800              | 880              | 530               | 1,050          |
| Households with one or more children 6 years old or younger *      | 2,135          | 1,260            | 1,445            | 1,015             | 1,195          |
| * the highest income category for these family types is >80% HAMFI |                |                  |                  |                   |                |

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS

### Number of Households

The total number of households with income 0-30% HAMFI is 9,370, 30%-50% HAMFI is 6,840, >50%-80% HAMFI is 9,400, > 80%-100% HAMFI is 5,975, > 100% HAMFI is 16, 630.

Small family households are defined as a family with two – four members. In the City of Lansing, in the small family households, there are 3,530 households in the 0-30% HAMFI, >30%-50% HAMFI represent 2,250, those in the income category >50%-80% HAMFI is 3,465

Large family households are defined as a family with five or more members. Within the 0-30% HAMFI, there are 735 households, >30%-50% HAMFI has a total of 425 household, 614 households have incomes of 50%-80% HAMFI.

Households containing at least one person 62-74 years of age has the largest representation, 1,595 households, in the >50%-80% HAMFI. There are 614 households with income at 0-30% HAMFI and 775 with incomes in the 30%-50% HAMFI.

Households containing at least one age 75 or older have similar representation of households in the 0-30% HAMFI and 50%-80% HAMFI with total households of 540 and 530 respectively. Likewise, those households with income > 30%-50% HAMFI had total households of 800 and >50%-80% incomes had 880 households.

Households with one or more children 6 years old or younger had the largest representation, 2,125 households within the 0-30% HAMFI. Vs. 30%-50% HAMFI with 1,260 and >50%-80% HAMFI, with 1,445 households.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

|   | Renter       |                    |                    |                     |       | Owner        |                    |                    |                     |       |
|---|--------------|--------------------|--------------------|---------------------|-------|--------------|--------------------|--------------------|---------------------|-------|
|   | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b>   |              |                    |                    |                     |       |              |                    |                    |                     |       |
| Substandard Housing - Lacking complete plumbing or kitchen facilities                 | 55           | 20                 | 10                 | 4                   | 89    | 20           | 30                 | 20                 | 25                  | 95    |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 70           | 25                 | 0                  | 0                   | 95    | 0            | 0                  | 10                 | 0                   | 10    |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems)          | 265          | 135                | 45                 | 35                  | 480   | 4            | 25                 | 105                | 40                  | 174   |
| Housing cost burden greater than 50% of income (and none of the above problems)       | 4,895        | 1,055              | 175                | 0                   | 6,125 | 1,260        | 1,040              | 520                | 90                  | 2,910 |
| Housing cost burden greater than 30% of income (and none of the above problems)       | 900          | 2,275              | 1,550              | 195                 | 4,920 | 170          | 720                | 1,750              | 1,015               | 3,655 |

|   | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Zero/negative Income (and none of the above problems) | 775       | 0           | 0           | 0            | 775   | 200       | 0           | 0           | 0            | 200   |

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

### Housing Problems for Renters vs. Owners by Income Level

Substandard Housing – Lacking complete plumbing or kitchen facilities. Households by income level without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water a range or stove or a refrigerator. There are a total of 89 renter and 95 owner households that fall into this category. Of the 89 renters, 62% (55) of them are in the 0-30% AMI. Of the 95 owner, the largest number 30 or 32% of them experiences these housing problems have income >30-50% AMI.

Severely Overcrowded (with > 1.51 people per room - and complete kitchen and plumbing). Households by income level having complete kitchen and bathroom but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls or half-rooms. 74% (70) renter households with income 0-30% AMI experience severely overcrowded. All owner households experiencing severely overcrowded had income levels >50-80% AMI.

Overcrowded – With 1.01 – 1.5 people per room and none of the kitchen/plumbing problems – Households by income level having complete kitchen and bathroom but housing more than 1.01-1.5 persons per room, excluding bathrooms porches, foyers, halls or half-rooms. 55% (265) of the 480 renter households experiencing overcrowded with 1.01-1.5 people were had income levels 0-30% AMI and another 135 or 28% were at income levels >30-50% AMI. Of the 174 owner households, 60% or 105 were in the income level >50-80% AMI.

Housing cost burdens greater than 50% of income (none of the kitchen/plumbing problems) 0 Cost burden is a fraction of a household's total gross income spent on housing costs. For renters, housing

costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance and utilities. Data shows that 80% (4,895) of the total 6,125 renter households experience a cost burden of greater than 50% income. In terms of owner households, 2,910 was the total with 1,260 (43%) at the 0-30% AMI and 1,040 (36%) with income of > 30%-50% AMI. Housing cost burden greater than 30% of income with no kitchen/plumbing issues. Of the total renter households of 4,920, 46% (2,275) with incomes > 30-50% AMI are experiencing housing cost burdens greater than 30% whereas 31% (1,550) incomes are >50-80% of AMI. Of the total 3,655 owner households, 48% or 1,750 fall with the income levels >50%-80% AMI.

Zero/negative income – Households with zero income (with no kitchen/plumbing issues). All of the renter households 100% (775) and all of the owner households 100% (200) were with 0-30% AMI for both groups

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

|   | Renter    |             |             |              |        | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total  | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b>   |           |             |             |              |        |           |             |             |              |       |
| Having 1 or more of four housing problems                             | 5,280     | 1,240       | 230         | 40           | 6,790  | 1,290     | 1,090       | 660         | 155          | 3,195 |
| Having none of four housing problems                                  | 1,540     | 3,240       | 4,065       | 2,160        | 11,005 | 285       | 1,270       | 4,445       | 3,615        | 9,615 |
| Household has negative income, but none of the other housing problems | 775       | 0           | 0           | 0            | 775    | 200       | 0           | 0           | 0            | 200   |

Table 8 – Housing Problems 2

Data 2007-2011 CHAS  
Source:

**Housing Problems 2 (Households with one or more severe housing problems)**

Renter households having one or more of the four housing problems were 40% (1,290) of the 3,195 households in the 0-30% AMI income category. Of the Owner households, 78% (5,280 of the 6,790) had income 0-30% AMI.

Of the 11,005, renter households that have none of the four housing problems, there is approximately 37% or 4,065. Of the 9,615 owner households, 46% in the >50-80% AMI experience none of the four housing problems.

### 3. Cost Burden > 30%

|                      | Renter    |             |             |        | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS |           |             |             |        |           |             |             |       |
| Small Related        | 2,545     | 1,035       | 560         | 4,140  | 490       | 640         | 795         | 1,925 |
| Large Related        | 555       | 220         | 20          | 795    | 65        | 95          | 174         | 334   |
| Elderly              | 380       | 465         | 250         | 1,095  | 445       | 545         | 530         | 1,520 |
| Other                | 2,620     | 1,700       | 895         | 5,215  | 450       | 500         | 790         | 1,740 |
| Total need by income | 6,100     | 3,420       | 1,725       | 11,245 | 1,450     | 1,780       | 2,289       | 5,519 |

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS  
Source:

### 4. Cost Burden > 50%

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS |           |             |             |       |           |             |             |       |
| Small Related        | 2,275     | 250         | 85          | 2,610 | 455       | 375         | 215         | 1,045 |
| Large Related        | 495       | 20          | 0           | 515   | 45        | 60          | 35          | 140   |
| Elderly              | 260       | 190         | 40          | 490   | 335       | 275         | 120         | 730   |
| Other                | 2,120     | 595         | 50          | 2,765 | 435       | 325         | 150         | 910   |
| Total need by income | 5,150     | 1,055       | 175         | 6,380 | 1,270     | 1,035       | 520         | 2,825 |

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

|                                       | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|                                       | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b>           |           |             |             |              |       |           |             |             |              |       |
| Single family households              | 325       | 160         | 55          | 35           | 575   | 4         | 25          | 90          | 10           | 129   |
| Multiple, unrelated family households | 10        | 0           | 0           | 0            | 10    | 4         | 0           | 30          | 30           | 64    |
| Other, non-family households          | 0         | 0           | 0           | 0            | 0     | 0         | 0           | 0           | 0            | 0     |
| Total need by income                  | 335       | 160         | 55          | 35           | 585   | 8         | 25          | 120         | 40           | 193   |

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

|                                  | Renter    |             |             |       | Owner     |             |             |       |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                                  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0         | 0           | 0           | 0     | 0         | 0           | 0           | 0     |

Table 12 – Crowding Information – 2/2

Data Source:  
Comments:

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

Are any populations/household types more affected than others by these problems?

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

## **Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 7,640                                    | 759                                   | 975  |
| White                          | 3,465                                    | 375                                   | 485  |
| Black / African American       | 2,650                                    | 165                                   | 260  |
| Asian                          | 275                                      | 25                                    | 130  |
| American Indian, Alaska Native | 50                                       | 4                                     | 0  |
| Pacific Islander               | 10                                       | 0                                     | 0  |
| Hispanic                       | 805                                      | 159                                   | 35   |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 5,325                                    | 1,515                                 | 0  |
| White                          | 3,195                                    | 870                                   | 0  |
| Black / African American       | 1,270                                    | 345                                   | 0  |
| Asian                          | 220                                      | 55                                    | 0  |
| American Indian, Alaska Native | 10                                       | 0                                     | 0  |
| Pacific Islander               | 0  | 4                                     | 0  |
| Hispanic                       | 445                                      | 220                                   | 0  |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 4,185                                    | 5,210                                 | 0  |
| White                          | 2,780                                    | 3,460                                 | 0  |
| Black / African American       | 775                                      | 795                                   | 0  |
| Asian                          | 130                                      | 80                                    | 0  |
| American Indian, Alaska Native | 15                                       | 10                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 320                                      | 615                                   | 0  |

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 1,410                                    | 4,565                                 | 0  |
| White                          | 920                                      | 2,915                                 | 0  |
| Black / African American       | 270                                      | 940                                   | 0  |
| Asian                          | 90                                       | 150                                   | 0  |
| American Indian, Alaska Native | 0  | 20                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 75                                       | 465                                   | 0  |

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

### (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### Introduction

#### 0%-30% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 6,570                                    | 1,825                                 | 975  |
| White                          | 2,905                                    | 935                                   | 485  |
| Black / African American       | 2,405                                    | 405                                   | 260  |
| Asian                          | 275                                      | 25                                    | 130  |
| American Indian, Alaska Native | 50                                       | 4                                     | 0  |
| Pacific Islander               | 10                                       | 0                                     | 0  |
| Hispanic                       | 595                                      | 369                                   | 35   |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

#### 30%-50% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 2,330                                    | 4,515                                 | 0  |
| White                          | 1,300                                    | 2,765                                 | 0  |
| Black / African American       | 650                                      | 965                                   | 0  |
| Asian                          | 95                                       | 175                                   | 0  |
| American Indian, Alaska Native | 10                                       | 0                                     | 0  |
| Pacific Islander               | 0  | 4                                     | 0  |
| Hispanic                       | 200                                      | 465                                   | 0  |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 890                                      | 8,510                                 | 0  |
| White                          | 475                                      | 5,760                                 | 0  |
| Black / African American       | 325                                      | 1,245                                 | 0  |
| Asian                          | 0  | 210                                   | 0  |
| American Indian, Alaska Native | 10                                       | 15                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 50                                       | 885                                   | 0  |

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 195                                      | 5,780                                 | 0  |
| White                          | 115                                      | 3,725                                 | 0  |
| Black / African American       | 10                                       | 1,200                                 | 0  |
| Asian                          | 70                                       | 170                                   | 0  |
| American Indian, Alaska Native | 0  | 20                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 0  | 540                                   | 0  |

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## **Discussion**

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

#### Housing Cost Burden

| Housing Cost Burden            | <=30%  | 30-50% | >50%  | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole        | 12,529 | 8,780  | 9,305 | 985                                 |
| White                          | 19,195 | 6,185  | 4,555 | 495                                 |
| Black / African American       | 4,875  | 1,885  | 3,250 | 260                                 |
| Asian                          | 765    | 305    | 255   | 124                                 |
| American Indian, Alaska Native | 95     | 4      | 70    | 0                                   |
| Pacific Islander               | 25     | 0      | 10    | 0                                   |
| Hispanic                       | 2,510  | 885    | 800   | 35                                  |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

### Discussion:

**NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

**If they have needs not identified above, what are those needs?**

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

# NA-35 Public Housing – 91.205(b)

## Introduction

### Totals in Use

|                            | Program Type |           |                |                 |                |                                     |                            |            |
|----------------------------|--------------|-----------|----------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|                            | Certificate  | Mod-Rehab | Public Housing | Vouchers        |                |                                     |                            |            |
|                            |              |           |                | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                            |              |           |                |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0            | 0         | 795            | 30              | 1,395          | 53                                  | 0                          | 0          |

Table 22 - Public Housing by Program Type  
 \*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

|                         | Program Type |           |                |                 |                |                                     |                            |
|-------------------------|--------------|-----------|----------------|-----------------|----------------|-------------------------------------|----------------------------|
|                         | Certificate  | Mod-Rehab | Public Housing | Vouchers        |                |                                     |                            |
|                         |              |           |                | Project - based | Tenant - based | Special Purpose Voucher             |                            |
|                         |              |           |                |                 |                | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income   | 0            | 0         | 9,429          | 9,596           | 11,331         | 8,899                               | 0                          |
| Average length of stay  | 0            | 0         | 6              | 3               | 5              | 0                                   | 0                          |
| Average Household size  | 0            | 0         | 2              | 1               | 2              | 1                                   | 0                          |
| # Homeless at admission | 0            | 0         | 1              | 0               | 3              | 0                                   | 0                          |

|   | Program Type |           |                |          |               |              |                         |                                     |
|---|--------------|-----------|----------------|----------|---------------|--------------|-------------------------|-------------------------------------|
|   | Certificate  | Mod-Rehab | Public Housing | Vouchers |               |              | Special Purpose Voucher |                                     |
|   |              |           |                | Total    | Project-based | Tenant-based |                         | Veterans Affairs Supportive Housing |
| # of Elderly Program Participants (>62)         | 0            | 0         | 82             | 177      | 21            | 148          | 8                       | 0                                   |
| # of Disabled Families                          | 0            | 0         | 205            | 447      | 9             | 411          | 27                      | 0                                   |
| # of Families requesting accessibility features | 0            | 0         | 795            | 1,478    | 30            | 1,395        | 53                      | 0                                   |
| # of HIV/AIDS program participants              | 0            | 0         | 0              | 0        | 0             | 0            | 0                       | 0                                   |
| # of DV victims                                 | 0            | 0         | 0              | 0        | 0             | 0            | 0                       | 0                                   |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Race of Residents**

| Race                          | Program Type |           |                |          |               |              |                         |                                     |                            |
|-------------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------|-------------------------------------|----------------------------|
|                               | Certificate  | Mod-Rehab | Public Housing | Vouchers |               |              | Special Purpose Voucher |                                     |                            |
|                               |              |           |                | Total    | Project-based | Tenant-based |                         | Veterans Affairs Supportive Housing | Family Unification Program |
| White                         | 0            | 0         | 270            | 441      | 16            | 400          | 25                      | 0                                   | 0                          |
| Black/African American        | 0            | 0         | 500            | 1,005    | 14            | 963          | 28                      | 0                                   | 0                          |
| Asian                         | 0            | 0         | 24             | 18       | 0             | 18           | 0                       | 0                                   | 0                          |
| American Indian/Alaska Native | 0            | 0         | 1              | 12       | 0             | 12           | 0                       | 0                                   | 0                          |

| Race             | Program Type |           |                |                 |                |                                     |                            |                         |   |
|------------------|--------------|-----------|----------------|-----------------|----------------|-------------------------------------|----------------------------|-------------------------|---|
|                  | Certificate  | Mod-Rehab | Public Housing | Vouchers        |                |                                     |                            | Special Purpose Voucher |   |
|                  |              |           |                | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled *              |   |
| Pacific Islander | 0            | 0         | 0              | 2               | 0              | 2                                   | 0                          | 0                       | 0 |
| Other            | 0            | 0         | 0              | 0               | 0              | 0                                   | 0                          | 0                       | 0 |

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**  
**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

| Ethnicity    | Program Type |           |                |                 |                |                                     |                            |                         |   |
|--------------|--------------|-----------|----------------|-----------------|----------------|-------------------------------------|----------------------------|-------------------------|---|
|              | Certificate  | Mod-Rehab | Public Housing | Vouchers        |                |                                     |                            | Special Purpose Voucher |   |
|              |              |           |                | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled *              |   |
| Hispanic     | 0            | 0         | 88             | 87              | 5              | 82                                  | 0                          | 0                       | 0 |
| Not Hispanic | 0            | 0         | 707            | 1,391           | 25             | 1,313                               | 53                         | 0                       | 0 |

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**  
**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

**How do these needs compare to the housing needs of the population at large**

**Discussion**

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Nature and Extent of Homelessness: (Optional)**

|                   |                   |                               |
|-------------------|-------------------|-------------------------------|
| <b>Race:</b>      | <b>Sheltered:</b> | <b>Unsheltered (optional)</b> |
| <b>Ethnicity:</b> | <b>Sheltered:</b> | <b>Unsheltered (optional)</b> |

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

**Discussion:**

**NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

**Introduction:**

**Describe the characteristics of special needs populations in your community:**

**What are the housing and supportive service needs of these populations and how are these needs determined?**

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

**Discussion:**

**NA-50 Non-Housing Community Development Needs – 91.215 (f)**

**Describe the jurisdiction's need for Public Facilities:**

**How were these needs determined?**

**Describe the jurisdiction's need for Public Improvements:**

**How were these needs determined?**

**Describe the jurisdiction's need for Public Services:**

**How were these needs determined?**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

#### All residential properties by number of units

| Property Type                   | Number        | %           |
|---------------------------------|---------------|-------------|
| 1-unit detached structure       | 34,916        | 63%         |
| 1-unit, attached structure      | 3,537         | 6%          |
| 2-4 units                       | 3,985         | 7%          |
| 5-19 units                      | 7,226         | 13%         |
| 20 or more units                | 4,653         | 8%          |
| Mobile Home, boat, RV, van, etc | 903           | 2%          |
| <b>Total</b>                    | <b>55,220</b> | <b>100%</b> |

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

#### Unit Size by Tenure

|                    | Owners        |             | Renters       |             |
|--------------------|---------------|-------------|---------------|-------------|
|                    | Number        | %           | Number        | %           |
| No bedroom         | 86            | 0%          | 558           | 3%          |
| 1 bedroom          | 442           | 2%          | 6,479         | 30%         |
| 2 bedrooms         | 7,011         | 26%         | 8,664         | 40%         |
| 3 or more bedrooms | 19,124        | 72%         | 5,854         | 27%         |
| <b>Total</b>       | <b>26,663</b> | <b>100%</b> | <b>21,555</b> | <b>100%</b> |

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

Describe the need for specific types of housing:

### Discussion

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

|                      | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value    | 73,000          | 97,400                 | 33%      |
| Median Contract Rent | 454             | 591                    | 30%      |

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

| Rent Paid       | Number        | %             |
|-----------------|---------------|---------------|
| Less than \$500 | 6,536         | 30.3%         |
| \$500-999       | 14,206        | 65.9%         |
| \$1,000-1,499   | 624           | 2.9%          |
| \$1,500-1,999   | 163           | 0.8%          |
| \$2,000 or more | 26            | 0.1%          |
| <b>Total</b>    | <b>21,555</b> | <b>100.0%</b> |

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

| % Units affordable to Households earning | Renter        | Owner         |
|--|---------------|---------------|
| 30% HAMFI                                | 1,940         | No Data       |
| 50% HAMFI                                | 7,745         | 3,395         |
| 80% HAMFI                                | 17,289        | 9,750         |
| 100% HAMFI                               | No Data       | 13,493        |
| <b>Total</b>                             | <b>26,974</b> | <b>26,638</b> |

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

### Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent  | 503                     | 641       | 797       | 1,060     | 1,285     |
| High HOME Rent    | 523                     | 612       | 762       | 1,013     | 1,228     |
| Low HOME Rent     | 523                     | 612       | 762       | 893       | 996       |

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

**How is affordability of housing likely to change considering changes to home values and/or rents?**

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

**Discussion**

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

### Definitions

### Condition of Units

| Condition of Units             | Owner-Occupied |             | Renter-Occupied |             |
|--------------------------------|----------------|-------------|-----------------|-------------|
|                                | Number         | %           | Number          | %           |
| With one selected Condition    | 7,677          | 29%         | 11,348          | 53%         |
| With two selected Conditions   | 140            | 1%          | 412             | 2%          |
| With three selected Conditions | 5              | 0%          | 0               | 0%          |
| With four selected Conditions  | 0              | 0%          | 0               | 0%          |
| No selected Conditions         | 18,841         | 71%         | 9,795           | 45%         |
| <b>Total</b>                   | <b>26,663</b>  | <b>101%</b> | <b>21,555</b>   | <b>100%</b> |

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

| Year Unit Built | Owner-Occupied |             | Renter-Occupied |             |
|-----------------|----------------|-------------|-----------------|-------------|
|                 | Number         | %           | Number          | %           |
| 2000 or later   | 481            | 2%          | 1,401           | 7%          |
| 1980-1999       | 1,963          | 7%          | 3,771           | 17%         |
| 1950-1979       | 13,821         | 52%         | 10,263          | 48%         |
| Before 1950     | 10,398         | 39%         | 6,120           | 28%         |
| <b>Total</b>    | <b>26,663</b>  | <b>100%</b> | <b>21,555</b>   | <b>100%</b> |

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard                       | Owner-Occupied |     | Renter-Occupied |     |
|---|----------------|-----|-----------------|-----|
|   | Number         | %   | Number          | %   |
| Total Number of Units Built Before 1980               | 24,219         | 91% | 16,383          | 76% |
| Housing Units build before 1980 with children present | 245            | 1%  | 975             | 5%  |

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

|                          | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units             |                             |                                 |       |
| Abandoned Vacant Units   |                             |                                 |       |
| REO Properties           |                             |                                 |       |
| Abandoned REO Properties |                             |                                 |       |

Table 35 - Vacant Units

## Need for Owner and Rental Rehabilitation

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

#### Discussion

# MA-25 Public and Assisted Housing – 91.210(b)

## Introduction

### Totals Number of Units

|  | Program Type |           |                |               |              |            |                         |
|--|--------------|-----------|----------------|---------------|--------------|------------|-------------------------|
|  | Certificate  | Mod-Rehab | Public Housing | Vouchers      |              |            | Special Purpose Voucher |
|  |              |           |                | Project-based | Tenant-based | Disabled * |                         |
| Total  |              |           |                |               |              |            |                         |
| # of units vouchers available  | 0            | 0         | 833            | 30            | 1,730        | 265        | 0                       |
| # of accessible units  |              |           |                |               |              |            |                         |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |              |           |                |               |              |            |                         |

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

**Public Housing Condition**

| <b>Public Housing Development</b> | <b>Average Inspection Score</b> |
|-----------------------------------|---------------------------------|
|                                   |                                 |

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

**Discussion:**

**MA-30 Homeless Facilities and Services – 91.210(c)**

**Introduction**

**Facilities and Housing Targeted to Homeless Households**

|   | Emergency Shelter Beds          |                                    | Transitional Housing Beds | Permanent Supportive Housing Beds |                   |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
|   | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds |                           | Current & New                     | Under Development |
| Households with Adult(s) and Child(ren) |                                 |                                    |                           |                                   |                   |
| Households with Only Adults             |                                 |                                    |                           |                                   |                   |
| Chronically Homeless Households         |                                 |                                    |                           |                                   |                   |
| Veterans                                |                                 |                                    |                           |                                   |                   |
| Unaccompanied Youth                     |                                 |                                    |                           |                                   |                   |

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City of Lansing Department of Planning and Neighborhood Development makes a concerted effort to address affordable housing and residential investments in the community. However, there continues to be public policies that impact housing that needs to be addressed. Prescriptive building and housing code standards frequently prevent use of certain areas of older housing units because of area and/or ceiling height requirements set forth in the code. There are a significant number of older homes with attics not meeting ceiling height requirements and cannot be legally converted into living space such as bedrooms. The Building and Mechanical Codes may establish standards for new construction that add to the cost of construction and exceed minimum safety needs of the community. Inspection fees charged by the City add to the cost of affordable housing but ensure safety and enforces the building code. Unneeded housing is being taken out of service within the city for a variety of reasons. High cost of energy adversely impacts the ability of families to make payments on their mortgage, rent and utility bills. Accelerated deterioration of housing caused by neglect and improper use is costly and reduces the availability of affordable housing. Basic home repair tools or knowledge of how to maintain and fix homes are needed. The cost of developing new residential subdivisions exceed the concept of affordability often due to the high costs for roads, infrastructure and spatial requirements of the City's Subdivision regulations and the costs for improvements are passed on to the home buyer.

The City is losing a large number of housing units each year which could be available for the Affordable Housing market. Many housing structures are removed by business owners and developers who want to expand non-residential uses. The owners expect to obtain rezoning after removal of uses which are often contrary to the neighborhood plan.

# MA-45 Non-Housing Community Development Assets – 91.215 (f)

## Introduction

## Economic Development Market Analysis

## Business Activity

| Business by Sector                            | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction     | 116               | 210            | 0                  | 0               | 0                   |
| Arts, Entertainment, Accommodations           | 4,114             | 3,979          | 11                 | 7               | -4                  |
| Construction                                  | 927               | 1,112          | 3                  | 2               | -1                  |
| Education and Health Care Services            | 8,570             | 19,339         | 24                 | 34              | 10                  |
| Finance, Insurance, and Real Estate           | 2,458             | 3,013          | 7                  | 5               | -2                  |
| Information                                   | 596               | 1,208          | 2                  | 2               | 0                   |
| Manufacturing                                 | 3,674             | 4,976          | 10                 | 9               | -1                  |
| Other Services                                | 1,744             | 3,666          | 5                  | 6               | 2                   |
| Professional, Scientific, Management Services | 2,514             | 4,902          | 7                  | 9               | 2                   |
| Public Administration                         | 2                 | 0              | 0                  | 0               | 0                   |
| Retail Trade                                  | 4,874             | 5,661          | 14                 | 10              | -4                  |
| Transportation and Warehousing                | 1,486             | 1,913          | 4                  | 3               | -1                  |
| Wholesale Trade                               | 1,279             | 1,934          | 4                  | 3               | 0                   |
| Total   | 32,354            | 51,913         | --                 | --              | --                  |

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

|  |        |
|--|--------|
| Total Population in the Civilian Labor Force   | 61,077 |
| Civilian Employed Population 16 years and over | 52,906 |
| Unemployment Rate                              | 13.38  |
| Unemployment Rate for Ages 16-24               | 51.80  |
| Unemployment Rate for Ages 25-65               | 8.74   |

Table 40 - Labor Force

Data Source: 2007-2011 ACS

| Occupations by Sector                            | Number of People |
|--|------------------|
| Management, business and financial               | 11,023           |
| Farming, fisheries and forestry occupations      | 2,455            |
| Service  | 7,086            |
| Sales and office                                 | 13,207           |
| Construction, extraction, maintenance and repair | 2,853            |
| Production, transportation and material moving   | 3,291            |

Table 41 - Occupations by Sector

Data Source: 2007-2011 ACS

## Travel Time

| Travel Time        | Number        | Percentage  |
|--------------------|---------------|-------------|
| < 30 Minutes       | 41,532        | 83%         |
| 30-59 Minutes      | 5,873         | 12%         |
| 60 or More Minutes | 2,544         | 5%          |
| <b>Total</b>       | <b>49,949</b> | <b>100%</b> |

Table 42 - Travel Time

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---|-------------------|------------|--------------------|
|   | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 3,289             | 922        | 3,282              |
| High school graduate (includes equivalency) | 9,203             | 1,605      | 4,275              |
| Some college or Associate's degree          | 15,894            | 2,194      | 4,778              |

| Educational Attainment      | In Labor Force    |            | Not in Labor Force |
|-----------------------------|-------------------|------------|--------------------|
|                             | Civilian Employed | Unemployed |                    |
| Bachelor's degree or higher | 12,841            | 654        | 2,514              |

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

|   | Age       |           |           |           |         |
|---|-----------|-----------|-----------|-----------|---------|
|   | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade                       | 329       | 534       | 358       | 900       | 1,450   |
| 9th to 12th grade, no diploma             | 2,109     | 1,645     | 1,319     | 2,737     | 1,438   |
| High school graduate, GED, or alternative | 4,363     | 3,871     | 3,830     | 7,382     | 3,674   |
| Some college, no degree                   | 6,181     | 5,610     | 4,163     | 7,586     | 2,065   |
| Associate's degree                        | 592       | 1,754     | 1,277     | 2,523     | 514     |
| Bachelor's degree                         | 1,859     | 4,910     | 2,106     | 3,758     | 903     |
| Graduate or professional degree           | 61        | 2,038     | 1,076     | 2,137     | 783     |

**Table 44 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment                      | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate              | 16,699                                |
| High school graduate (includes equivalency) | 22,877                                |
| Some college or Associate's degree          | 27,927                                |
| Bachelor's degree                           | 38,468                                |
| Graduate or professional degree             | 49,580                                |

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

**Describe the workforce and infrastructure needs of the business community:**

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

**What are the characteristics of the market in these areas/neighborhoods?**

**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Lansing, State Capital of Michigan is one of the locales of early automotive development which has declined over the past decade. State government and education, long time major Lansing area employers, remain relatively strong. Employment in health care, insurance and technology continues to increase.

Lansing's population has been steadily declining for several years. Based on the 2010 Census, Lansing has a population of 114,297 persons which is a 3% decrease in population from 2000. The total number of households is approximately 48,218. The number of housing units is 55,000, of which more than 10% are vacant.

Lansing has a racially and ethnically diverse population with the influx of foreign students drawn to Michigan State University as well as Lansing's popularity as a destination for immigrant groups. Racial composition of the population is approximately: 69,949 or 61.2% White; 27,088 or 23.7% Black; 914 or .8% American Indian; 4,229 or 3.7% Asian. Ten percent of the city's population is of Hispanic origin. The proportion of low income households is growing. There are more than 30,000 low-moderate income households in the City. The poverty rate for individuals is 23%.

The primary objective of the City of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods. These goals will be pursued within the context of the priorities established for the community.

The 2016-2021 Five-Year Consolidated Plan goals/objectives include but not limited to providing programs and services which primarily benefit low to moderate income persons in CDBG areas such as: housing rehabilitation, new construction and improvement of the housing stock; housing counseling and assistance; promoting home ownership; maintain the number of public and assisted housing units; homeless prevention assistance, emergency shelter, re-housing assistance and supportive human services for people with special needs, homeless and those at risk of becoming homeless; assistance for permanent supportive housing and human services for households with a history of chronic homelessness, including those with special needs; promoting economic opportunities/development by facilitating activities such as: providing employment opportunities, sponsoring job training, supporting business development, micro-enterprise lending and business or financial educational programs and initiatives; providing community and neighborhood services, recreational opportunities, public facilities and promote neighborhood social cohesion to improve the quality of life; increase security and safety in

neighborhoods by supporting public safety and crime prevention initiatives, public educational programs and citizens' awareness, improve the city's transportation, public facilities and infrastructure systems; protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, , promoting healthy housing and improving energy fitness in housing; promote fair and affordable housing.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 46 - Geographic Priority Areas

|  |  |  |
|--|--|--|
| 1  | <b>Area Name:</b>  | BAKER DONORA   |
|  | <b>Area Type:</b>  | Local Target area  |
|  | <b>Other Target Area Description:</b>  |  |
|  | <b>HUD Approval Date:</b>  |  |
|  | <b>% of Low/ Mod:</b>  |  |
|  | <b>Revital Type:</b>   | Housing  |
|  | <b>Other Revital Description:</b>  |  |
|  | <b>Identify the neighborhood boundaries for this target area.</b>  | N - Grand River<br>S - Mt. Hope<br>E - Pennsylvania<br>W- Cedar  |
|  | <b>Include specific housing and commercial characteristics of this target area.</b>  | Baker Donora is a mix of housing and commercial development with flood plain issues. The area has had lots of investments an programs over the past few yearshowever, this area continues to need additional rehabilitation of housing as well as commercial uses. |
|  | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>  | Through community meetings, Baker/Donora has been identified as an area in need of rehabilitation. Also, demographics show that this is a distressed area in need of improvements.   |
| <b>Identify the needs in this target area.</b>                         | The Baker/Donora area is in need of improvements by eliminating the blighted propoerties. Within the area, there is a high concentration of properties in th efloodplain. In addition, this area has a large concentration of low and moderate income households and children. |  |
| <b>What are the opportunities for improvement in this target area?</b> | In the past, there have been several street makeovers to aesthically improve the neighborhood. There are several opportunities for improvement in this targeted area considering the amount of work that continues to be needed to improve the physical apperance in the area. |  |

|   |   |   |
|---|---|---|
|   | <b>Are there barriers to improvement in this target area?</b>   | Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.   |
| 2   | <b>Area Name:</b>   | COMSTOCK PARK   |
|   | <b>Area Type:</b>   | Local Target area   |
|   | <b>Other Target Area Description:</b>   |   |
|   | <b>HUD Approval Date:</b>   |   |
|   | <b>% of Low/ Mod:</b>   |   |
|   | <b>Revital Type:</b>  | Housing   |
|   | <b>Other Revital Description:</b>   |   |
|   | <b>Identify the neighborhood boundaries for this target area.</b>   | N - Grand River<br>S - Sagnaw<br>E - Grand River<br>W - M. L. King, Jr., Blvd   |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   | Comstock Park is a large area with close proximity to downtown and Old Town. It is bordered by the Grand River on the north and east and partially impacted by the floodplain. The neighborhood includes poor maintenance, several structures with poor roofs, lack of pride in the neighborhood, large number of rental properties with absentee ownership. The residential and commercial areas continue to be in need of revitalization. |
| <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | Through community meetings, Comstock Park has been identified as an area in need of rehabilitation. Also, demographics show that this is a distressed area in need of improvements. |   |
| <b>Identify the needs in this target area.</b>  | Comstock Park area has issues of poor maintenance in the neighborhoods, poor roof structures, large number of rental properties, commercial area in need of revitalization.         |   |

|   |  |  |
|---|--|--|
|   | <b>What are the opportunities for improvement in this target area?</b>   | There are several opportunities for improvements in this in the Comstock Park area. For example, there is an opportunity to build off success of the neighboring Old Town area and to create distinctive new urban housing on the Old School for the Blind property. Other opportunities include: housing rehabilitation of Saginaw corridor, improved pedestrian connection from Comstock neighborhood area to Old Town, Comstock Park improvements, flood plain mitigation, redevelopment of historic structures on the School for the Blind site and the demolition of blighted properties. |
|   | <b>Are there barriers to improvement in this target area?</b>  | Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.  |
| 3   | <b>Area Name:</b>  | Eastside Area  |
|   | <b>Area Type:</b>  | Local Target area  |
|   | <b>Other Target Area Description:</b>  |  |
|   | <b>HUD Approval Date:</b>  |  |
|   | <b>% of Low/ Mod:</b>  |  |
|   | <b>Revital Type:</b>   | Housing  |
|   | <b>Other Revital Description:</b>  |  |
|   | <b>Identify the neighborhood boundaries for this target area.</b>  | N- E. Michigan<br>S - Red Cedar River<br>E - Lansing City limit<br>W- S. Cedar   |
| <b>Include specific housing and commercial characteristics of this target area.</b> | The Eastside area consists primarily of single family residences, multi units, commercial, educational and religious institutions. There is a high tax foreclosure rate in this area. East Michigan Avenue is a major corridor connecting Lansing to East Lansing and Michigan State University. |  |

|  |  |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
|--|--|--------------------------|------------------------|--------------------------|--------------------------|--|--|----------------------------------|--|------------------------------|--|-----------------------------|----------------|--|--|--|--|
| <p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p> | <p>The City of Lansing, in partnership with the Ingham County Land Bank Fast Track Authority (ICLBFTA) identified the Eastside area, one of five areas, as blighted. The Eastside area is currently the focus of a regional approach administered by the Tr-County Regional Planning Commission (TCRPC) through the Mid-Michigan Program for Greater Sustainability and funded by the Department of Housing and Urban Development (HUD), Michigan State Housing Development Authority (MSHDA) and other local partners. This collaboration between local governments, stakeholders and residents is developing a regional vision for the future of the Capitol Corridor that will guide public investment and future growth choices.</p>   |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>Identify the needs in this target area.</b></p>  | <p>The elimination of blight has been identified as a great need in this area.</p>   |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>What are the opportunities for improvement in this target area?</b></p>  | <p>On the Eastside, there are opportunities for improvement by eliminating the blight through demolition, rehabilitation and infill residential development.</p>   |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>Are there barriers to improvement in this target area?</b></p>   | <p>Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.</p>   |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p>4</p>   | <table border="1"> <tr> <td data-bbox="240 1159 740 1213"> <p><b>Area Name:</b></p> </td> <td data-bbox="740 1159 1437 1213"> <p>Near South Area</p> </td> </tr> <tr> <td data-bbox="240 1213 740 1268"> <p><b>Area Type:</b></p> </td> <td data-bbox="740 1213 1437 1268"> <p>Local Target area</p> </td> </tr> <tr> <td data-bbox="240 1268 740 1323"> <p><b>Other Target Area Description:</b></p> </td> <td data-bbox="740 1268 1437 1323"></td> </tr> <tr> <td data-bbox="240 1323 740 1377"> <p><b>HUD Approval Date:</b></p> </td> <td data-bbox="740 1323 1437 1377"></td> </tr> <tr> <td data-bbox="240 1377 740 1432"> <p><b>% of Low/ Mod:</b></p> </td> <td data-bbox="740 1377 1437 1432"></td> </tr> <tr> <td data-bbox="240 1432 740 1486"> <p><b>Revital Type:</b></p> </td> <td data-bbox="740 1432 1437 1486"> <p>Housing</p> </td> </tr> <tr> <td data-bbox="240 1486 740 1541"> <p><b>Other Revital Description:</b></p> </td> <td data-bbox="740 1486 1437 1541"></td> </tr> <tr> <td data-bbox="240 1541 740 1768"> <p><b>Identify the neighborhood boundaries for this target area.</b></p> </td> <td data-bbox="740 1541 1437 1768"> <p>N - Grand and Red Cedar Rivers<br/> S - Mt. Hope<br/> E - S. Pennsylvania<br/> W - M. L. King Jr. Blvd.</p> </td> </tr> </table> | <p><b>Area Name:</b></p> | <p>Near South Area</p> | <p><b>Area Type:</b></p> | <p>Local Target area</p> | <p><b>Other Target Area Description:</b></p> |  | <p><b>HUD Approval Date:</b></p> |  | <p><b>% of Low/ Mod:</b></p> |  | <p><b>Revital Type:</b></p> | <p>Housing</p> | <p><b>Other Revital Description:</b></p> |  | <p><b>Identify the neighborhood boundaries for this target area.</b></p> | <p>N - Grand and Red Cedar Rivers<br/> S - Mt. Hope<br/> E - S. Pennsylvania<br/> W - M. L. King Jr. Blvd.</p> |
| <p><b>Area Name:</b></p>   | <p>Near South Area</p>   |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>Area Type:</b></p>   | <p>Local Target area</p>   |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>Other Target Area Description:</b></p>   |  |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>HUD Approval Date:</b></p>   |  |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>% of Low/ Mod:</b></p>   |  |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>Revital Type:</b></p>  | <p>Housing</p>   |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>Other Revital Description:</b></p>   |  |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |
| <p><b>Identify the neighborhood boundaries for this target area.</b></p>   | <p>N - Grand and Red Cedar Rivers<br/> S - Mt. Hope<br/> E - S. Pennsylvania<br/> W - M. L. King Jr. Blvd.</p>   |                          |                        |                          |                          |  |  |                                  |  |                              |  |                             |                |  |  |  |  |

|   |   |  |
|---|---|--|
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   | The Near South area consists of several long established Lansing neighborhoods (i.e. Baker/Donora, Fabulous Acres and Moores Park) Many of the neighborhoods have experienced a significant level of disinvestment including high percentages of rental properties, low rates of homeownership and a high rate of foreclosures.  |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The City of Lansing, in partnership with the Ingham County Land Bank Fast Track Authority (ICLBFTA) identified the Near South area, one of five areas, as blighted.  |
|   | <b>Identify the needs in this target area.</b>  | The elimination of blight has been identified as a great need in this area. South Washington Avenue is the main corridor in this target area which consists of a mix of commercial structure, apartment buildings, religious structures and residential homes. Investment in this area includes extensive streetscape and infrastructure improvements along the Washington Ave. corridor |
|   | <b>What are the opportunities for improvement in this target area?</b>  | There are opportunities for investments, physical improvements and infrastructure improvements in the area.  |
|   | <b>Are there barriers to improvement in this target area?</b>   | Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.  |
| 5 | <b>Area Name:</b>   | Northeast Area   |
|   | <b>Area Type:</b>   | Local Target area  |
|   | <b>Other Target Area Description:</b>   |  |
|   | <b>HUD Approval Date:</b>   |  |
|   | <b>% of Low/ Mod:</b>   |  |
|   | <b>Revital Type:</b>  | Housing  |
|   | <b>Other Revital Description:</b>   |  |
|   | <b>Identify the neighborhood boundaries for this target area.</b>   | nN - Sherida Road<br>S - Saginaw Street<br>E - Wood Street<br>W - North Cedar Street   |

|          |   |  |
|----------|---|--|
|          | <b>Include specific housing and commercial characteristics of this target area.</b>   | The Northeast area is mostly residential with a mix of residential and commercial structures on the main corridors.  |
|          | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The City of Lansing, in partnership with the Ingham County Land Bank Fast Track Authority (ICLBFTA) identified the Northeast area, one of five areas, as blighted.   |
|          | <b>Identify the needs in this target area.</b>  | The area is in need of rehabilitation, especially residential. There has been a high concentration of both tax and bank foreclosures in the area. Over the past few years, there has been some commercial revitalization.  |
|          | <b>What are the opportunities for improvement in this target area?</b>  | The commercial revitalization along with the investments in the area will create and encourage future redevelopment opportunities along the East Grand River Corridor, which is the major corridor connecting East Lansing to Lansing's Old Town commercial area.              |
|          | <b>Are there barriers to improvement in this target area?</b>   | Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.  |
| <b>6</b> | <b>Area Name:</b>   | Northwest Area   |
|          | <b>Area Type:</b>   | Local Target area  |
|          | <b>Other Target Area Description:</b>   |  |
|          | <b>HUD Approval Date:</b>   |  |
|          | <b>% of Low/ Mod:</b>   |  |
|          | <b>Revital Type:</b>  | Housing  |
|          | <b>Other Revital Description:</b>   |  |
|          | <b>Identify the neighborhood boundaries for this target area.</b>   | N - Grand River<br>S - Olds Avenue<br>E - Grand River<br>W - Lansing city limit  |
|          | <b>Include specific housing and commercial characteristics of this target area.</b>   | Neighborhoods in this project area consist mainly of pre-1940s single family homes and duplexes. There are several corridors with a mix of commercial and residential structures run through this area including North M. L. King Jr., Blvd., West Saginaw and Oakland Avenue. |

|          |   |   |
|----------|---|---|
|          | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The City of Lansing, in partnership with the Ingham County Land Bank Fast Track Authority (ICLBFTA) identified the Near South area, one of five areas, as blighted.   |
|          | <b>Identify the needs in this target area.</b>  | The area is in need of residential and commercial rehabilitation. There is a high concentration of foreclosure in t earea. Since 2008, there have been 295 tax foreclosures and 915 bank forecllosures between 2006 and 2011.   |
|          | <b>What are the opportunities for improvement in this target area?</b>  | The opportunities for improvement consists of several proposed investments and redevelopment which includes the Abigail Project, a \$14.4 million dollar public/private partnership to rehabilitate the Michigan School for the Blind Administration Building that will provide 45 rental units of low income families. In addition, the demolition of blighted residential dormitory strucures which creates the potential for additional development to suport the Abigail Project. The Saboury Building, located in "Old Town", is another proposed development project that includes public/private partntership to redevelop an existing building to a mixed-use development providing commercial space along with 24 rental units for low income residents. |
|          | <b>Are there barriers to improvement in this target area?</b>   | Reduced and/or lack of funding would continue to be a barrrier which would limit the amount of improvements.  |
| <b>7</b> | <b>Area Name:</b>   | OAK PARK  |
|          | <b>Area Type:</b>   | Local Target area   |
|          | <b>Other Target Area Description:</b>   |   |
|          | <b>HUD Approval Date:</b>   |   |
|          | <b>% of Low/ Mod:</b>   |   |
|          | <b>Revital Type:</b>  | Housing   |
|          | <b>Other Revital Description:</b>   |   |

|   |   |   |
|---|---|---|
|   | <b>Identify the neighborhood boundaries for this target area.</b>   | N - Saginaw<br>S - Michigan Ave.<br>E - Pennsylvania<br>W - Larch   |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   | The Oak Park area is primarily residential and commercial. The area includes the Pennsylvania corridor.   |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | Through community meetings, Oak Park has been identified as an area in need of rehabilitation. Also, demographics show that this is a distressed area in need of improvements.  |
|   | <b>Identify the needs in this target area.</b>  | There is a continued need for residential rehabilitation.   |
|   | <b>What are the opportunities for improvement in this target area?</b>  | Opportunities for improvement in the area includes the rehabilitation and/or redevelopment of the area.   |
|   | <b>Are there barriers to improvement in this target area?</b>   | Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.   |
| 8 | <b>Area Name:</b>   | POTTER WALSH  |
|   | <b>Area Type:</b>   | Local Target area   |
|   | <b>Other Target Area Description:</b>   |   |
|   | <b>HUD Approval Date:</b>   |   |
|   | <b>% of Low/ Mod:</b>   |   |
|   | <b>Revital Type:</b>  | Housing   |
|   | <b>Other Revital Description:</b>   |   |
|   | <b>Identify the neighborhood boundaries for this target area.</b>   | N - I-496<br>S - River<br>E - Aurelius<br>W - Pennsylvania  |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   | Potter Walsh is a neat neighborhood with lots of open space, nice charm and some flood plain issues. Generally, housing in the area consists of old homes which are small and of modest construction in great need of rehabilitation. |

|  |   |   |
|--|---|---|
|  | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | Through community meetings, Potter Walsh neighborhood has been identified as an area in need of rehabilitation. Also, demographics show that this is a distressed area in need of improvements.   |
|  | <b>Identify the needs in this target area.</b>  | Potter Walsh Neighborhood has issues with flood plain and housing in need of rehabilitation.  |
|  | <b>What are the opportunities for improvement in this target area?</b>  | Opportunities for improvements include eliminating blighted properties and rehabilitation of homes.   |
|  | <b>Are there barriers to improvement in this target area?</b>   | Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.   |
| 9  | <b>Area Name:</b>   | PRUDDEN EAST VILLAGE  |
|  | <b>Area Type:</b>   | Local Target area   |
|  | <b>Other Target Area Description:</b>   |   |
|  | <b>HUD Approval Date:</b>   |   |
|  | <b>% of Low/ Mod:</b>   |   |
|  | <b>Revital Type:</b>  | Housing   |
|  | <b>Other Revital Description:</b>   |   |
|  | <b>Identify the neighborhood boundaries for this target area.</b>   | N - E. Grand River<br>S- Saginaw<br>E - Marshall<br>W - RR tracks   |
|  | <b>Include specific housing and commercial characteristics of this target area.</b>   | Prudden Hall/East Village has been identified as a high priority due to the number of foreclosed properties and other housing stock in need of rehabilitation. This is a mixed use area of residential, commercial and industrial uses. |
|  | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | Through community meetings, Prudenn Hall/East Village area/Donora has been identified as an area in need of rehabilitation. Also, demographics show that this is a distressed area in need of improvements.                             |
| <b>Identify the needs in this target area.</b>                         | Prudden Hall/East Village target area has a need to revitalize the area due to condition of the structures.                 |   |
| <b>What are the opportunities for improvement in this target area?</b> | Opportunities for improvements include improving the overall appearance of the area.  |   |

|  |   |   |
|--|---|---|
|  | <b>Are there barriers to improvement in this target area?</b>   | Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.   |
| <b>10</b>  | <b>Area Name:</b>   | SOUTHWEST LANSING   |
|  | <b>Area Type:</b>   | Local Target area   |
|  | <b>Other Target Area Description:</b>   |   |
|  | <b>HUD Approval Date:</b>   |   |
|  | <b>% of Low/ Mod:</b>   |   |
|  | <b>Revital Type:</b>  | Housing   |
|  | <b>Other Revital Description:</b>   |   |
|  | <b>Identify the neighborhood boundaries for this target area.</b>   | N - Holmes<br>S - City limits<br>E - M.L. King, Jr. Blvd.<br>W - City limits  |
|  | <b>Include specific housing and commercial characteristics of this target area.</b>   | Southwest Lansing area consists of newer housing stock, higher property values and healthier market than any other target area. The area primarily consists of residential with the neighborhoods and commercial on the main corridors.   |
|  | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>   | Through community meetings, the Southwest area has been identified as needing revitalization. The area was identified as a priority based on predatory lending, high foreclosure and high rates of vacancy. The Neighborhood Association advocated for the area and the City's Master Plan supports mixed use development along the major corridors in southwest Lansing. |
| <b>Identify the needs in this target area.</b>                         | Rehabilitation and maintenance are the greatest needs in the area for both residential and commercial   |   |
| <b>What are the opportunities for improvement in this target area?</b> | Opportunities for improvements in the Southwest Lansing area consists of infill development, rehabilitation of existing/vacant housing. Commercial improvements are needed along the major corridors. |   |
| <b>Are there barriers to improvement in this target area?</b>          | Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.   |   |
| <b>11</b>  | <b>Area Name:</b>   | South Area  |
|  | <b>Area Type:</b>   | Local Target area   |

|           |   |   |
|-----------|---|---|
|           | <b>Other Target Area Description:</b>   |   |
|           | <b>HUD Approval Date:</b>   |   |
|           | <b>% of Low/ Mod:</b>   |   |
|           | <b>Revital Type:</b>  | Housing   |
|           | <b>Other Revital Description:</b>   |   |
|           | <b>Identify the neighborhood boundaries for this target area.</b>   | N - Mt. Hope<br>S - Jolly Road<br>E - S. Pennsylvania<br>W - Waverly Road   |
|           | <b>Include specific housing and commercial characteristics of this target area.</b>   | South Lansing is the largest geographic area of the City and has not experience the same level of investments as other parts in the city. The area consists of mostly post WWII residential housing tracts separatd by commercial corridors such as M. L. King, Jr., Blvd., Mt. Hope, S. Washington, Pleasant Grove adn Jolly Road. |
|           | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The Neighborhood Association advocated for the area and the City's Master Plan supports mixed use development along the major corridors in southwest Lansing.   |
|           | <b>Identify the needs in this target area.</b>  | The South area has been identified as needing revitalization and maintenance.   |
|           | <b>What are the opportunities for improvement in this target area?</b>  | Opportunities for improvements in the South area consists of infill development, rehabilitation of existing/vacant housing. Commercial improvements are needed along the major corridors.   |
|           | <b>Are there barriers to improvement in this target area?</b>   | Reduced and/or lack of funding would continue to be a barrrier which would limit the amount of improvements.  |
| <b>12</b> | <b>Area Name:</b>   | URBANDALE   |
|           | <b>Area Type:</b>   | Local Target area   |
|           | <b>Other Target Area Description:</b>   |   |
|           | <b>HUD Approval Date:</b>   |   |
|           | <b>% of Low/ Mod:</b>   |   |
|           | <b>Revital Type:</b>  | Housing   |
|           | <b>Other Revital Description:</b>   |   |

|   |   |
|---|---|
| <b>Identify the neighborhood boundaries for this target area.</b>   | N - Michigan<br>S - I-96<br>E - Mifflin<br>W - Pennsylvania   |
| <b>Include specific housing and commercial characteristics of this target area.</b>   | Urbandale is a mix of residential and commercial properties in need of rehabilitation. There are several blocks of housing units within the 100-year flood plain. The Michigan Avenue Corridor is a major connector in mid-Michigan from central Lansing through Williamson, MI |
| <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The target area was identified by the Neighborhood Organizations on the Eastside. The groups meet regularly to discuss neighborhood safety, housing rehabilitation, flood mitigation, etc.  |
| <b>Identify the needs in this target area.</b>  | Urbandale has a high number of vacant properties due to foreclosure and code compliance issues. The area has a large number of homes at-risk of flooding.   |
| <b>What are the opportunities for improvement in this target area?</b>  | There are opportunities for housing rehabilitation and commercial corridor revitalization. Additional opportunities include alleviating the flood plain issues through acquiring and demolition of properties.  |
| <b>Are there barriers to improvement in this target area?</b>   | Reduced and/or lack of funding would continue to be a barrier which would limit the amount of improvements.   |

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 47 – Priority Needs Summary

|          |                           |  |
|----------|---------------------------|--|
| <b>1</b> | <b>Priority Need Name</b> | Suitable Living Environment  |
|          | <b>Priority Level</b>     | High   |
|          | <b>Population</b>         | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |

|                                    |   |                           |                    |                       |      |
|------------------------------------|---|---------------------------|--------------------|-----------------------|------|
| <b>Geographic Areas Affected</b>   | SOUTHWEST LANSING<br>BAKER DONORA<br>COMSTOCK PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN EAST VILLAGE<br>POTTER WALSH<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area   |                           |                    |                       |      |
| <b>Associated Goals</b>            | Rental Rehabilitation/Weatherization<br>Acquisition<br>Public Services<br>New Construction<br>Public Improvements<br>Public Housing   |                           |                    |                       |      |
| <b>Description</b>                 | Meeting the needs of the general public, particularly the low ot moderate income persons by assuring that affordable housing, safe communities, adequate transportation, etc. are provided in the community. The activities will include some of the following: recreation programs, crime reduction, blight reduction, neighborhood services, energy efficiency, lead remediation, community gardens adn farmers markets |                           |                    |                       |      |
| <b>Basis for Relative Priority</b> | High priority is placed on providing suitable living environment to residents in the City of Lansing  |                           |                    |                       |      |
| 2                                  | <table border="1"> <tr> <td data-bbox="228 1367 423 1465"><b>Priority Need Name</b></td> <td data-bbox="423 1367 1443 1465">Affordable Housing</td> </tr> <tr> <td data-bbox="228 1465 423 1520"><b>Priority Level</b></td> <td data-bbox="423 1465 1443 1520">High</td> </tr> </table>   | <b>Priority Need Name</b> | Affordable Housing | <b>Priority Level</b> | High |
| <b>Priority Need Name</b>          | Affordable Housing  |                           |                    |                       |      |
| <b>Priority Level</b>              | High  |                           |                    |                       |      |

|                                    |   |
|------------------------------------|---|
| <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
| <b>Geographic Areas Affected</b>   | SOUTHWEST LANSING<br>BAKER DONORA<br>COMSTOCK PARK<br>URBAN DALE<br>OAK PARK<br>PRUDEN EAST VILLAGE<br>POTTER WALSH<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area   |
| <b>Associated Goals</b>            | Down Payment Assistance<br>New Construction<br>Public Housing   |
| <b>Description</b>                 | The City of Lansing will continue to work within the community to provide, improve, and enhance affordable housing to its residents   |
| <b>Basis for Relative Priority</b> |   |
| <b>3</b>                           | <b>Priority Need Name</b>   |
| <b>Priority Level</b>              | High  |

|   |                                    |  |
|---|------------------------------------|--|
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence |
|   | <b>Geographic Areas Affected</b>   | SOUTHWEST LANSING<br>BAKER DONORA<br>COMSTOCK PARK<br>URBAN DALE<br>OAK PARK<br>PRUDDEN EAST VILLAGE<br>POTTER WALSH<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area   |
|   | <b>Associated Goals</b>            | Public Services<br>Public Improvements   |
|   | <b>Description</b>                 | Public improvement activities will include general street, sidewalk, water/sewer improvements, special assessment to low-moderate income individuals and improvements to public facilities.  |
|   | <b>Basis for Relative Priority</b> |  |
| 4 | <b>Priority Need Name</b>          | Economic Development   |
|   | <b>Priority Level</b>              | High   |

|   |                                    |  |
|---|------------------------------------|--|
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children   |
|   | <b>Geographic Areas Affected</b>   | SOUTHWEST LANSING<br>BAKER DONORA<br>COMSTOCK PARK<br>URBANDALE<br>PRUDDEN EAST VILLAGE<br>POTTER WALSH<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area  |
|   | <b>Associated Goals</b>            | Economic Development   |
|   | <b>Description</b>                 | Provide financial and technical assistance (technology assistance, workshops, facade improvement loans, business promotion) to low and moderate income persons developing micro-enterprise and/or those with businesses. Promote commercial revitalization in neighborhood retail center serving low to moderate income persons. |
|   | <b>Basis for Relative Priority</b> | Economic Development activities are needed to create job opportunities and provide business services to sustain a community.   |
| 5 | <b>Priority Need Name</b>          | Public Housing   |
|   | <b>Priority Level</b>              | High   |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Public Housing Residents   |

|   |                                    |  |
|---|------------------------------------|--|
|   | <b>Geographic Areas Affected</b>   | SOUTHWEST LANSING<br>BAKER DONORA<br>COMSTOCK PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN EAST VILLAGE<br>POTTER WALSH<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area  |
|   | <b>Associated Goals</b>            | Public Housing   |
|   | <b>Description</b>                 | The City of Lansing will continue to work with the Lansing Housing Commission to assure that the housing and community development needs of public housing residents are met.  |
|   | <b>Basis for Relative Priority</b> | Providing activities/opportunities for public housing residents to improve their knowledge and skills, critical steps in being able to compete for jobs, etc. and other opportunities for affordable housing which can lead to self sufficiency. |
| 6 | <b>Priority Need Name</b>          | Assistance to Homeless and Special Neds Population   |
|   | <b>Priority Level</b>              | High   |

|                                  |  |
|----------------------------------|--|
| <b>Population</b>                | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence |
| <b>Geographic Areas Affected</b> | SOUTHWEST LANSING<br>BAKER DONORA<br>COMSTOCK PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN EAST VILLAGE<br>POTTER WALSH<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area  |
| <b>Associated Goals</b>          | Homeless Svcs - Shelter Operation-Street Outreach  |

|                                    |  |
|------------------------------------|--|
| <b>Description</b>                 | Provide assistance to homeless population by increasing the number of persons moving from transitional to permanent housing, providing rental assistance, rapidly re-housing, provide assistance to those with mental illnesses and substance abuse. Also, continue to work with the local Continuum of Care in the community to address homeless prevention, street outreach and shelter operations in the greater Lansing community. Provide assistance to the elderly, developmentally disabled persons and persons with alcohol/drug addictions, HIV/AIDS and victims of domestic abuse. |
| <b>Basis for Relative Priority</b> |  |

**Narrative (Optional)**

The City of Lansing places priority on serving the housing and community development needs of the low and moderate income households. Housing assistance includes providing supportive services for the homeless, those at risk of homelessness and the special needs population. Priority rehabilitation activities for owner occupied housing enables more units in the poorest condition to be removed. Non-housing community development activities are prioritized when they support targeted neighborhood stability, safety and quality of life or promote economic development and anti-poverty strategies. The lack of funding availability would be an obstacle to meeting the underserved needs.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

| Affordable Housing Type               | Market Characteristics that will influence the use of funds available for housing type  |
|---------------------------------------|---|
| Tenant Based Rental Assistance (TBRA) |   |
| TBRA for Non-Homeless Special Needs   |   |
| New Unit Production                   | The City of Lansing plans to use HOME funds for the production of new housing units. The City also plans to continue to work with the Ingham County Land Bank Fast Track Authority in the production of new housing units |
| Rehabilitation                        | The City of Lansing plans to use Community Development Block Grant (CDBG) funds for the rehabilitation of housing units in the community.   |
| Acquisition, including preservation   | The City of Lansing may use CDBG funds for the acquisition of properties and/or the preservation of historic properties.  |

**Table 48 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City of Lansing expects to use CDBG funds for housing and community development related activities (i.e. rehabilitation, weatherization, economic development, public services, etc.) primarily to benefit low to moderate income persons, particularly in local targeted areas and CDBG eligible areas.

The City of Lansing expects to provide HOME funds for programs (i.e. down payment assistance) to assist low to moderate income persons with housing, down payment assistance and homeownership

The City of Lansing expects to receive ESG funds to assist the homeless and/or those at-risk of becoming homeless through homeless prevention, street outreach, and emergency shelter operations

**Anticipated Resources**

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Narrative Description                               |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 1,852,395                        | 0                  | 0                        | 1,852,395 | Expected Amount Available Remainder of ConPlan \$ 0 |

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |                       |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA                         | 571,794                          | 0                  | 0                        | 571,794   | 0   |                       |
| ESG     | public - federal | Conversion and rehab for transitional housing<br>Financial Assistance<br>Overnight shelter<br>Rapid re-housing (rental assistance)<br>Rental Assistance<br>Services<br>Transitional housing | 167,841                          | 0                  | 0                        | 167,841   | 0   |                       |

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will leverage investment by donations of land, contributions from faith-based organizations and other federal grants for lead hazard and flood hazard mitigation.

There is no HOME Match requirement for the City of Lansing for FY 2016-17. HOME Match reductions for FY 2016-17 for the City of Lansing, MI are 100% due to fiscal distress, severe fiscal distress and Presidential disaster declarations.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

**Discussion**

The City of Lansing, MI expected resources for the Five-Year Consolidated Plan, 2016-2021 are anticipated at \$12,960,150 for Community Development Block Grant, HOME and ESG federal funds.

The Annual Action Plan federal funding allocation for FY 2017 (July 1, 2016 - June 30, 2017) is \$1,852,395 in CDBG funds; \$547,837 in HOME funds and \$167,841 in ESG. The total annual funding allocation for the City of Lansing is \$2,592,030.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity  | Responsible Entity Type | Role  | Geographic Area Served |
|---|-------------------------|---|------------------------|
| City of Lansing - Department of Planning and Neighborhood Development | Government              | Economic Development<br>Non-homeless special needs<br>Planning<br>neighborhood improvements<br>public facilities<br>public services | Jurisdiction           |
| Greater Lansing Homeless Resolution Network                           | Continuum of care       | Homelessness  | Jurisdiction           |
| LANSING HOUSING COMMISSION  | PHA                     | Public Housing  | Jurisdiction           |

Table 50 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services        | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| <b>Homelessness Prevention Services</b> |                            |                      |                             |
| Counseling/Advocacy                     | X                          | X                    | X                           |
| Legal Assistance                        | X                          | X                    | X                           |
| Mortgage Assistance                     | X                          |                      |                             |
| Rental Assistance                       | X                          |                      |                             |
| Utilities Assistance                    | X                          | X                    |                             |
| <b>Street Outreach Services</b>         |                            |                      |                             |
| Law Enforcement                         | X                          |                      |                             |
| Mobile Clinics                          |                            |                      |                             |
| Other Street Outreach Services          | X                          | X                    | X                           |
| <b>Supportive Services</b>              |                            |                      |                             |
| Alcohol & Drug Abuse                    | X                          | X                    | X                           |

|                                    |   |   |   |
|------------------------------------|---|---|---|
| Child Care                         | X |   |   |
| Education                          | X | X | X |
| Employment and Employment Training | X | X | X |
| Healthcare                         | X | X | X |
| HIV/AIDS                           | X | X | X |
| Life Skills                        | X | X | X |
| Mental Health Counseling           | X | X | X |
| Transportation                     | X | X |   |
| <b>Other</b>                       |   |   |   |
|                                    |   |   |   |

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

| Sort Order | Goal Name                     | Start Year | End Year | Category | Geographic Area   | Needs Addressed | Funding | Goal Outcome Indicator  |
|------------|-------------------------------|------------|----------|----------|---|-----------------|---------|---|
| 1          | Owner Occupied Rehabilitation | 2016       | 2020     |          | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area |                 |         | Homeowner Housing<br>Rehabilitated:<br>90 Household<br>Housing Unit |

| Sort Order | Goal Name                            | Start Year | End Year | Category | Geographic Area  | Needs Addressed             | Funding | Goal Outcome Indicator                                 |
|------------|--------------------------------------|------------|----------|----------|--|-----------------------------|---------|--|
| 2          | Rental Rehabilitation/Weatherization | 2016       | 2020     |          | SOUTHWEST LANSING BAKER DONORA COMSTOCK PARK URBANDALE OAK PARK PRUDDEN EAST VILLAGE POTTER WALSH Northwest Area Northeast Area Eastside Area Near South Area South Area | Suitable Living Environment |         | Rental units rehabilitated: 300 Household Housing Unit |

| Sort Order | Goal Name   | Start Year | End Year | Category    | Geographic Area   | Needs Addressed                | Funding | Goal Outcome Indicator                  |
|------------|-------------|------------|----------|-------------|---|--------------------------------|---------|---|
| 3          | Acquisition | 2016       | 2020     | Acquisition | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Suitable Living<br>Environment |         | Buildings<br>Demolished:<br>5 Buildings |

| Sort Order | Goal Name       | Start Year | End Year | Category        | Geographic Area  | Needs Addressed                                    | Funding | Goal Outcome Indicator |
|------------|-----------------|------------|----------|-----------------|--|--|---------|------------------------|
| 4          | Public Services | 2016       | 2020     | Public Services | SOUTHWEST LANSING<br>BAKER<br>DONORA<br>COMSTOCK PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area | Suitable Living Environment<br>Public Improvements |         |                        |

| Sort Order | Goal Name            | Start Year | End Year | Category             | Geographic Area  | Needs Addressed      | Funding | Goal Outcome Indicator  |
|------------|----------------------|------------|----------|----------------------|--|----------------------|---------|---|
| 5          | Economic Development | 2016       | 2020     | Economic Development | SOUTHWEST LANSING BAKER DONORA COMSTOCK PARK OAK PARK PRUDDEN EAST VILLAGE POTTER WALSH Northwest Area Northeast Area Eastside Area Near South Area South Area | Economic Development |         | Jobs created/retained: 15 Jobs<br>Businesses assisted: 20 Businesses Assisted |

| Sort Order | Goal Name               | Start Year | End Year | Category           | Geographic Area   | Needs Addressed    | Funding | Goal Outcome Indicator   |
|------------|-------------------------|------------|----------|--------------------|---|--------------------|---------|--|
| 6          | Down Payment Assistance | 2016       | 2020     | Affordable Housing | SOUTHWEST LANSING<br>BAKER<br>DONORA<br>COMSTOCK PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area | Affordable Housing |         | Direct Financial Assistance to Homebuyers:<br>60 Households Assisted |

| Sort Order | Goal Name        | Start Year | End Year | Category | Geographic Area  | Needs Addressed                                      | Funding | Goal Outcome Indicator  |
|------------|------------------|------------|----------|----------|--|--|---------|---|
| 7          | New Construction | 2016       | 2020     |          | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Suitable Living<br>Environment<br>Affordable Housing |         | Direct Financial<br>Assistance to<br>Homebuyers:<br>10 Households<br>Assisted |

| Sort Order | Goal Name   | Start Year | End Year | Category | Geographic Area   | Needs Addressed                                     | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|----------|---|---|---------|------------------------|
| 8          | Homeless Svcs - Shelter Operation-Street Outreach | 2016       | 2020     | Homeless | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Assistance to Homeless and Special Needs Population |         |                        |

| Sort Order | Goal Name           | Start Year | End Year | Category            | Geographic Area   | Needs Addressed  | Funding | Goal Outcome Indicator |
|------------|---------------------|------------|----------|---------------------|---|--|---------|------------------------|
| 9          | Public Improvements | 2016       | 2020     | Public Improvements | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Suitable Living<br>Environment<br>Public<br>Improvements |         |                        |

| Sort Order | Goal Name      | Start Year | End Year | Category       | Geographic Area   | Needs Addressed  | Funding | Goal Outcome Indicator |
|------------|----------------|------------|----------|----------------|---|--|---------|------------------------|
| 10         | Public Housing | 2016       | 2020     | Public Housing | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Suitable Living<br>Environment<br>Affordable Housing<br>Public Housing |         |                        |

Table 52 – Goals Summary

Goal Descriptions

|          |                         |  |
|----------|-------------------------|--|
| <b>1</b> | <b>Goal Name</b>        | Owner Occupied Rehabilitation  |
|          | <b>Goal Description</b> | Provide standard housing in a suitable housing environment through rehabilitation, new construction and improvements of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.  |
| <b>2</b> | <b>Goal Name</b>        | Rental Rehabilitation/Weatherization   |
|          | <b>Goal Description</b> | Provide standard housing in a suitable living environment through rehabilitation in CDBG targeted eligible targeted areas. Promoting healthy housing and improving energy fitness in housing occupied by low and moderate income persons.  |
| <b>3</b> | <b>Goal Name</b>        | Acquisition  |
|          | <b>Goal Description</b> | Acquisition, demolition, property maintenance and associated costs.  |
| <b>4</b> | <b>Goal Name</b>        | Public Services  |
|          | <b>Goal Description</b> | Provide community and neighborhood service, housing counseling, recreational opportunities and other public services. Promote quality of life of food accessibility, community gardening and economic opportunity in CDBG eligible neighborhoods. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs, emergency preparedness and citizens' awareness in CDBG eligible areas |
| <b>5</b> | <b>Goal Name</b>        | Economic Development   |
|          | <b>Goal Description</b> | Promote economic opportunity for low and moderate income individuals by facilitating enterprise and business development, providing employment opportunity, sponsoring job training, supporting small business development, micro-enterprise lending and business or financial educational programs and initiatives. Promote economic development to provide jobs, business services and shopping opportunities for residents located in CDBG eligible areas     |

|   |                         |  |
|---|-------------------------|--|
| 6 | <b>Goal Name</b>        | Down Payment Assistance  |
|   | <b>Goal Description</b> | Provide housing counseling and home buyer assistance that will benefit low and moderate income households. Promote homeownership for low and moderate income households and promote deconcentration of poverty. Promote fair housing objectives.   |
| 7 | <b>Goal Name</b>        | New Construction   |
|   | <b>Goal Description</b> | Provide standard housing in a suitable living environment through rehabilitation, new construction and improvement of the housing stock primarily in CDBG eligible neighborhood and in specifically designated target areas or for low and moderate income households.   |
| 8 | <b>Goal Name</b>        | Homeless Svcs - Shelter Operation-Street Outreach  |
|   | <b>Goal Description</b> | Provide homeless prevention assistance, shelter operation, street outreach and supportive human services for people with special needs, people who are homeless and those at risk of becoming homeless. Provide assistance for permanent supportive housing and human services for low and moderate income households with a history of chronic homelessness, including those with special needs. Special needs groups addressed with ESG funds include those with substance abuse disorders, mental illness and unaccompanied youth including street youth. |
| 9 | <b>Goal Name</b>        | Public Improvements  |
|   | <b>Goal Description</b> | Improve the city's transportation, public facilities and infrastructure system in CDBG eligible areas. Provide assistance to low to moderate income persons to assist with public improvements. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing and improving energy fitness in housing occupied by low and moderate income households  |

|    |                  |   |
|----|------------------|---|
| 10 | Goal Name        | Public Housing  |
|    | Goal Description | Maintain at current levels the number of low and moderate income households and promote deconcentration of poverty. |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

**Activities to Increase Resident Involvements**

**Is the public housing agency designated as troubled under 24 CFR part 902?**

**Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The City of Lansing Department of Planning and Neighborhood Development makes a concerted effort to address affordable housing and residential investments in the community. However, there continues to be public policies that impact housing that needs to be addressed. Prescriptive building and housing code standards frequently prevent use of certain areas of older housing units because of area and/or ceiling height requirements set forth in the code. There are a significant number of older homes with attics not meeting ceiling height requirements and cannot be legally converted into living space such as bedrooms. The Building and Mechanical Codes may establish standards for new construction that add to the cost of construction and exceed minimum safety needs of the community. Inspection fees charged by the City add to the cost of affordable housing but ensure safety and enforces the building code. Unneeded housing is being taken out of service within the city for a variety of reasons. High cost of energy adversely impacts the ability of families to make payments on their mortgage, rent and utility bills. Accelerated deterioration of housing caused by neglect and improper use is costly and reduces the availability of affordable housing. Basic home repair tools or knowledge of how to maintain and fix homes are needed. The cost of developing new residential subdivisions exceed the concept of affordability often due to the high costs for roads, infrastructure and spatial requirements of the City's Subdivision regulations and the costs for improvements are passed on to the home buyer.

The City is losing a large number of housing units each year which could be available for the Affordable Housing market. Many housing structures are removed by business owners and developers who want to expand non-residential uses. The owners expect to obtain rezoning after removal of uses which are often contrary to the neighborhood plan.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

In efforts to remove or ameliorate the barriers to affordable housing, the City of Lansing will continue to implement programs targeted towards low and moderate income households. Some of the programs include creating homeownership opportunities, developing new single family homes and maintaining affordable housing stock and sustaining safe and decent housing for the low income residents.

## **SP-60 Homelessness Strategy – 91.215(d)**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

**Addressing the emergency and transitional housing needs of homeless persons**

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Housing units that receive more than \$5000 in non-emergency housing rehabilitation assistance through the Development Office have all identified lead based paint hazards remediated. Additionally, the Development Office partners with the Michigan Department of Health and Human Services (MDHHS) Help for Lead Safe Homes program to provide CDBG funds where lead based paint remediation costs for qualified and enrolled owner occupied homes in Lansing exceed the amount of their grant program. The Development Office works with the Ingham County Health Department to ensure that owner occupied housing units where children with elevated blood lead levels (EBL's) are notified regarding our Housing Rehabilitation program. The Development Office has successfully managed two past HUD Lead Hazard Demonstration Grants, and will continue to apply for this source of funding as it is made available. Housing that receives remediation through the Development Office is listed on the State of Michigan's Lead Safe Housing Registry.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

In Lansing, 36% of housing was built prior to 1950, and 82% of housing was built prior to 1978. 29.3% of Lansing's 10,236 children less than age 6 were tested for blood lead levels. 3.4% or 103 of those children tested were found to have an EBL  $\geq 5$  ug/dL . All homes enrolled in the Housing Rehab program that were built prior to 1978 receive a lead-based paint combination risk assessment and paint inspection, which is provided to the homeowner at no charge. Housing rehab referrals from the Ingham County Health Department where a child with an elevated blood lead level resides are prioritized over other projects, as well as referrals that are partnered with the MDHHS Help for Lead Safe Homes program.

### **How are the actions listed above integrated into housing policies and procedures?**

All pre-1978 homes enrolled in the Housing Rehab program for a full rehab referral receive a lead-based paint combination risk assessment and paint inspection (RA/PI), which is provided to the homeowner at no charge. This RA/PI, along with 24 CFR Part 35 and the HUD 2012 Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing guides our approach to remediation of lead-based paint. This includes mandatory pre-bid meetings so contractors and the rehab specialist can discuss lead-based paint hazards, and jobsite verification that safe work practices, containment and protection of occupant belongings are being used. We also require that the contractor and owner both understand the extent of the hazards and the requirements of remediation through the use of Occupant Protection

Plans. Clearance is required at the end of housing rehab jobs, and interim clearances may be employed as necessary in work areas to minimize the need for relocation of occupants

**SP-70 Anti-Poverty Strategy – 91.215(j)**

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

### **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Lansing expects to use CDBG funds for housing and community development related activities (i.e. rehabilitation, weatherization, economic development, public services, etc.) primarily to benefit low to moderate income persons, particularly in local targeted areas and CDBG eligible areas.

The City of Lansing expects to provide HOME funds for programs (i.e. down payment assistance) to assist low to moderate income persons with housing, down payment assistance and homeownership

The City of Lansing expects to receive ESG funds to assist the homeless and/or those at-risk of becoming homeless through homeless prevention, street outreach, and emergency shelter operations

#### Anticipated Resources

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |           |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|--|-----------------------|-----------|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ |  |                       | Total: \$ |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 1,852,395                        | 0                  | 0                        | 1,852,395  | 0                     |           |

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|-----------------------|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |  |                       |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA                         | 571,794                          | 0                  | 0                        | 571,794   | 0  |                       |
| ESG     | public - federal | Conversion and rehab for transitional housing<br>Financial Assistance<br>Overnight shelter<br>Rapid re-housing (rental assistance)<br>Rental Assistance<br>Services<br>Transitional housing | 167,841                          | 0                  | 0                        | 167,841   | 0  |                       |

Table 53 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will leverage investment by donations of land, contributions from faith-based organizations and other federal grants for lead hazard and flood hazard mitigation.

Consolidated Plan

LANSING

118

There is no HOME Match requirement for the City of Lansing for FY 2016-17. HOME Match reductions for FY 2016-17 for the City of Lansing, MI are 100% due to fiscal distress, severe fiscal distress and Presidential disaster declarations.

Consolidated Plan

LANSING

119

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

**Discussion**

The City of Lansing, MI expected resources for the Five-Year Consolidated Plan, 2016-2021 are anticipated at \$12,960,150 for Community Development Block Grant, HOME and ESG federal funds.

The Annual Action Plan federal funding allocation for FY 2017 (July 1, 2016 - June 30, 2017) is \$1,852,395 in **CDBG** funds; \$547,837 in **HOME** funds and \$167,841 in **ESG**. The total annual funding allocation for the City of Lansing is \$2,592,030.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

| Sort Order | Goal Name                     | Start Year | End Year | Category | Geographic Area  | Needs Addressed                                   | Funding           | Goal Outcome Indicator                                     |
|------------|-------------------------------|------------|----------|----------|--|---|-------------------|--|
| 1          | Owner Occupied Rehabilitation | 2016       | 2020     |          | SOUTHWEST LANSING<br>BAKER<br>DONORA<br>COMSTOCK PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area | Suitable Living Environment<br>Affordable Housing | CDBG: \$1,023,997 | Homeowner Housing Rehabilitated: 18 Household Housing Unit |

Consolidated Plan

LANSING

121

| Sort Order | Goal Name                            | Start Year | End Year | Category | Geographic Area   | Needs Addressed             | Funding           | Goal Outcome Indicator   |
|------------|--------------------------------------|------------|----------|----------|---|-----------------------------|-------------------|--|
| 2          | Rental Rehabilitation/Weatherization | 2016       | 2020     |          | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Suitable Living Environment | CDBG:<br>\$50,000 | Rental units<br>rehabilitated: 60<br>Household Housing<br>Unit |

| Sort Order | Goal Name   | Start Year | End Year | Category    | Geographic Area  | Needs Addressed             | Funding       | Goal Outcome Indicator            |
|------------|-------------|------------|----------|-------------|--|-----------------------------|---------------|-----------------------------------|
| 3          | Acquisition | 2016       | 2020     | Acquisition | SOUTHWEST LANSING BAKER DONORA COMSTOCK PARK URBANDALE OAK PARK PRUDDEN EAST VILLAGE POTTER WALSH Northwest Area Northeast Area Eastside Area Near South Area South Area | Suitable Living Environment | CDBG: \$1,000 | Buildings Demolished: 1 Buildings |

| Sort Order | Goal Name       | Start Year | End Year | Category        | Geographic Area  | Needs Addressed             | Funding            | Goal Outcome Indicator |
|------------|-----------------|------------|----------|-----------------|--|-----------------------------|--------------------|------------------------|
| 4          | Public Services | 2016       | 2020     | Public Services | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest Area<br>Northeast Area<br>Eastside Area<br>Near South Area<br>South Area | Suitable Living Environment | CDBG:<br>\$277,859 |                        |

| Sort Order | Goal Name            | Start Year | End Year | Category             | Geographic Area  | Needs Addressed      | Funding         | Goal Outcome Indicator |
|------------|----------------------|------------|----------|----------------------|--|----------------------|-----------------|------------------------|
| 5          | Economic Development | 2016       | 2020     | Economic Development | SOUTHWEST LANSING BAKER DONORA COMSTOCK PARK URBANDALE OAK PARK PRUDDEN EAST VILLAGE POTTER WALSH Northwest Area Northeast Area Eastside Area Near South Area South Area | Economic Development | CDBG: \$129,060 |                        |

| Sort Order | Goal Name               | Start Year | End Year | Category           | Geographic Area  | Needs Addressed                                   | Funding           | Goal Outcome Indicator  |
|------------|-------------------------|------------|----------|--------------------|--|---|-------------------|---|
| 6          | Down Payment Assistance | 2016       | 2020     | Affordable Housing | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>W/ALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Suitable Living Environment<br>Affordable Housing | HOME:<br>\$65,616 | Direct Financial Assistance to Homebuyers: 12 Households Assisted |

| Sort Order | Goal Name        | Start Year | End Year | Category | Geographic Area   | Needs Addressed                                      | Funding | Goal Outcome Indicator                                  |
|------------|------------------|------------|----------|----------|---|--|---------|---|
| 7          | New Construction | 2016       | 2020     |          | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Suitable Living<br>Environment<br>Affordable Housing |         | Homeowner Housing<br>Added: 2 Household<br>Housing Unit |

| Sort Order | Goal Name  | Start Year | End Year | Category | Geographic Area   | Needs Addressed   | Funding           | Goal Outcome Indicator |
|------------|--|------------|----------|----------|---|---|-------------------|------------------------|
| 8          | Homeless Svcs - Shelter<br>Operation-Street Outreach | 2016       | 2020     | Homeless | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Assistance to<br>Homeless and<br>Special Neds<br>Population | ESG:<br>\$167,841 |                        |

| Sort Order | Goal Name           | Start Year | End Year | Category            | Geographic Area   | Needs Addressed             | Funding | Goal Outcome Indicator |
|------------|---------------------|------------|----------|---------------------|---|-----------------------------|---------|------------------------|
| 9          | Public Improvements | 2016       | 2020     | Public Improvements | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Suitable Living Environment |         |                        |

| Sort Order | Goal Name      | Start Year | End Year | Category       | Geographic Area  | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------|------------|----------|----------------|--|-----------------|---------|------------------------|
| 10         | Public Housing | 2016       | 2020     | Public Housing | SOUTHWEST<br>LANSING<br>BAKER<br>DONORA<br>COMSTOCK<br>PARK<br>URRBANDALE<br>OAK PARK<br>PRUDDEN<br>EAST VILLAGE<br>POTTER<br>WALSH<br>Northwest<br>Area<br>Northeast<br>Area<br>Eastside Area<br>Near South<br>Area<br>South Area | Public Housing  |         |                        |

Table 54 -- Goals Summary

Goal Descriptions

|          |                         |   |
|----------|-------------------------|---|
| <b>1</b> | <b>Goal Name</b>        | Owner Occupied Rehabilitation   |
|          | <b>Goal Description</b> | Provide standard housing in a suitable housing environment through rehabilitation, new construction and improvements of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.   |
| <b>2</b> | <b>Goal Name</b>        | Rental Rehabilitation/Weatherization  |
|          | <b>Goal Description</b> | Provide standard housing in a suitable living environment through rehabilitation in CDBG targeted eligible targeted areas. Promoting healthy housing and improving energy fitness in housing occupied by low and moderate income persons  |
| <b>3</b> | <b>Goal Name</b>        | Acquisition   |
|          | <b>Goal Description</b> | Acquisition, demolition, property maintenance and associated costs.   |
| <b>4</b> | <b>Goal Name</b>        | Public Services   |
|          | <b>Goal Description</b> | Provide community and neighborhood service, housing counseling, recreational opportunities and other public services. Promote quality of life of food accessibility, community gardening and economic opportunity in CDBG eligible neighborhoods. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs, emergency preparedness and citizens' awareness in CDBG eligible areas. |
| <b>5</b> | <b>Goal Name</b>        | Economic Development  |
|          | <b>Goal Description</b> | Promote economic opportunity for low and moderate income individuals by facilitating enterprise and business development, providing employment opportunity, sponsoring job training, supporting small business development, micro-enterprise lending and business or financial educational programs and initiatives. Promote economic development to provide jobs, business services and shopping opportunities for residents located in CDBG eligible areas.     |

|                         |   |  |
|-------------------------|---|--|
| 6                       | <b>Goal Name</b><br>Down Payment Assistance   |  |
| <b>Goal Description</b> | Provide housing counseling and home buyer assistance that will benefit low and moderate income households. Promote homeownership for low and moderate income households and promote deconcentration of poverty. Promote fair housing objectives.  |  |
| 7                       | <b>Goal Name</b><br>New Construction  |  |
| <b>Goal Description</b> | Provide standard housing in a suitable living environment through rehabilitation, new construction and improvement of the housing stock primarily in CDBG eligible neighborhood and in specifically designated target areas or for low and moderate income households.  |  |
| 8                       | <b>Goal Name</b><br>Homeless Svcs - Shelter Operation-Street Outreach   |  |
| <b>Goal Description</b> | Provide homeless prevention assistance, shelter operation, rapid re-housing assistance and supportive human services for people with special needs, people who are homeless and those at risk of becoming homeless. Provide assistance for permanent supportive housing and human services for low and moderate income households with a history of chronic homelessness, including those with special needs Special needs groups addressed with ESG funds include those with substance abuse disorders, mental illness and unaccompanied youth including street youth. |  |
| 9                       | <b>Goal Name</b><br>Public Improvements   |  |
| <b>Goal Description</b> | Improve the city's transportation, public facilities and infrastructure system in CDBG eligible areas. Provide assistance to low to moderate income persons to assist with public improvements. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing and improving energy fitness in housing occupied by low and moderate income households   |  |

|    |                  |   |
|----|------------------|---|
| 10 | Goal Name        | Public Housing  |
|    | Goal Description | Maintain at current levels the number of low and moderate income households and promote deconcentration of poverty. |

Consolidated Plan

LANSING

133

Annual Action Plan (2016-1)

AP-35 Projects - 91.220(d)

Save | Save and Return | Cancel

\* Indicates Required Field

\*Introduction:

The City of Lansing

Projects

| Sort*                        | Project Title   | Action               |
|------------------------------|---|----------------------|
| 1                            | CDBG Single Family Owner Occupied Rehab Program Public Improvements               | View   Edit   Remove |
| 2                            | CDBG Rental Rehab Program/Weatherization  | View   Edit   Remove |
| 3                            | Acquisition   | View   Edit   Remove |
| 4                            | Public Services   | View   Edit   Remove |
| 5                            | Economic Development  | View   Edit   Remove |
| 6                            | CDBG General Administration   | View   Edit   Remove |
| 7                            | Down Payment Assistance   | View   Edit   Remove |
| 8                            | New Construction/HOME Rehab/Development   | View   Edit   Remove |
| 9                            | Community Housing Development Organization (CHDO) Set-aside 15% min               | View   Edit   Remove |
| 10                           | Community Housing Development Organization (CHDO) Operating - limited to 5%       | View   Edit   Remove |
| 11                           | HOME General Administration   | View   Edit   Remove |
| 12                           | ESG - Homeless Prevention - Street Outreach - Shelter Operations - Administration | View   Edit   Remove |
| Add a Project   View Summary |   |                      |

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:

Annual Action Plan (2016-1)

AP-38 Project Summary

| <a href="#">Return to Annual Action Plan Projects</a> |  |   |  |
|---|--|---|--|
| Project Summary Information                           |  |   |  |
| No.   | Project  | Goals Supported   | Geographic Area  |
| 1   | CDBG Single Family Owner Occupied Rehab Program Public Improvements  | Owner Occupied Rehabilitation   | <a href="#">BAKER DONORA - Local Target</a><br><a href="#">COMSTOCK PARK - Local Target</a><br><a href="#">Eastside Area - Local Target ar</a><br><a href="#">Near South Area - Local Target</a><br><a href="#">Northeast Area - Local Target</a><br><a href="#">Northwest Area - Local Target</a><br><a href="#">OAK PARK - Local Target area</a><br><a href="#">POTTER WALSH - Local Target</a><br><a href="#">PRUDDEN EAST VILLAGE - Local</a><br><a href="#">SOUTHWEST LANSING - Local</a><br><a href="#">South Area - Local Target area</a><br><a href="#">URBAN DALE - Local Target area</a> |
|   | Description  | Includes loans and grants for rehabilitation of owner-occupied housing units through sponsored by nonprofit housing corporations and other state and federal agencies. Includes structures, funds to assist in emergency housing rehabilitation, market analysis and low- and moderate-income households. Includes loans and grants for owner-occupied rehabilitate historic homes in conjunction with rehabilitation of the unit, and loans to office space, technical assistance, training and other direct project costs associated Solutions Grant and other State and Federal Programs. General street, sidewalk, and occupants or those in CDBG-eligible areas for special assessments related to new in facilities; public neighborhood, medical and community facilities in CDBG priority are |  |
|   | Target Date for Completion   | 06/30/2017  |  |
|   | Estimate the number and type of families that will benefit from the proposed activities<br>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) |   |  |
|   | Location Description<br>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)  |   |  |
|   | Planned Activities<br>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)  | Provide standard housing in a suitable housing environment through rehabilitation, new neighborhoods and in specifically designated housing target areas.   |  |
| 2   | CDBG Rental Rehab Program/Weatherization   | Rental Rehabilitation/Weatherization  | <a href="#">BAKER DONORA - Local Target</a><br><a href="#">COMSTOCK PARK - Local Target</a><br><a href="#">Eastside Area - Local Target ar</a><br><a href="#">Near South Area - Local Target</a><br><a href="#">Northeast Area - Local Target</a><br><a href="#">Northwest Area - Local Target</a><br><a href="#">OAK PARK - Local Target area</a><br><a href="#">POTTER WALSH - Local Target</a><br><a href="#">PRUDDEN EAST VILLAGE - Local</a><br><a href="#">SOUTHWEST LANSING - Local</a><br><a href="#">South Area - Local Target area</a><br><a href="#">URBAN DALE - Local Target area</a> |
|   | Description  | Includes loans and grants for rehabilitation of rental housing units through city sponsored lead hazard reduction regulations in rehabilitated structures. Includes financing of and moderate-income households.  |  |
|   | Target Date for Completion   | 06/30/2017  |  |
|   | Estimate the number and type of families that will benefit from the proposed activities<br>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) |   |  |
|   | Location Description<br>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)  |   |  |
|   | Planned Activities<br>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)  |   |  |
| 3   | Acquisition  | Acquisition   | <a href="#">BAKER DONORA - Local Target</a><br><a href="#">COMSTOCK PARK - Local Target</a><br><a href="#">Eastside Area - Local Target ar</a><br><a href="#">Near South Area - Local Target</a><br><a href="#">Northeast Area - Local Target</a><br><a href="#">Northwest Area - Local Target</a><br><a href="#">OAK PARK - Local Target area</a><br><a href="#">POTTER WALSH - Local Target</a><br><a href="#">PRUDDEN EAST VILLAGE - Local</a><br><a href="#">SOUTHWEST LANSING - Local</a><br><a href="#">South Area - Local Target area</a><br><a href="#">URBAN DALE - Local Target area</a> |
|   | Description  | Includes acquisition, maintenance and security of properties acquired through program clearance of dilapidated structures. Funds may also be used to acquire properties in  |  |
|   | Target Date for Completion   | 06/30/2017  |  |
|   |  |   |  |

|   |  |  |  |
|---|--|--|--|
|   | Estimate the number and type of families that will benefit from the proposed activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.) |  |  |
|   | Location Description<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
|   | Planned Activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  | Acquisition, demolition, property maintenance and associated costs.  |  |
| 4 | Public Services  | Public Services  | BAKER DONORA - Local Target<br>COMSTOCK PARK - Local Target<br>Eastside Area - Local Target area<br>Near South Area - Local Target area<br>Northeast Area - Local Target area<br>Northwest Area - Local Target area<br>OAK PARK - Local Target area<br>POTTER WALSH - Local Target area<br>PRUDDEN EAST VILLAGE - Local Target area<br>SOUTHWEST LANSING - Local Target area<br>South Area - Local Target area<br>URBAN DALE - Local Target area |
|   | Description  | Provide community and neighborhood service, housing counseling, recreational opportunities, accessibility, community gardening and economic opportunity in CDBG eligible neighborhoods, public safety and crime prevention initiatives, public educational programs, emergency preparedness and citizens'  |  |
|   | Target Date for Completion   | 06/30/2017   |  |
|   | Estimate the number and type of families that will benefit from the proposed activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.) |  |  |
|   | Location Description<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
|   | Planned Activities<br>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)  | Provide community and neighborhood service, housing counseling, recreational opportunities, community gardening and economic opportunity in CDBG eligible neighborhoods. Increase prevention initiatives, public educational programs, emergency preparedness and citizens'  |  |
| 5 | Economic Development   | Economic Development   | BAKER DONORA - Local Target<br>COMSTOCK PARK - Local Target<br>Eastside Area - Local Target area<br>Near South Area - Local Target area<br>Northeast Area - Local Target area<br>Northwest Area - Local Target area<br>OAK PARK - Local Target area<br>POTTER WALSH - Local Target area<br>PRUDDEN EAST VILLAGE - Local Target area<br>SOUTHWEST LANSING - Local Target area<br>South Area - Local Target area<br>URBAN DALE - Local Target area |
|   | Description  | Loans, technical assistance and training to low- and moderate-income owners of small businesses within Lansing city limits. (A micro-enterprise is a business with five or fewer employees, or businesses including workshops, technology assistance, facade improvement loans, new business and expansion of existing business within CDBG-eligible areas of Lansing residents. |  |
|   | Target Date for Completion   | 06/30/2017   |  |
|   | Estimate the number and type of families that will benefit from the proposed activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.) |  |  |
|   | Location Description<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
|   | Planned Activities<br>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
| 6 | CDBG General Administration  | Owner Occupied Rehabilitation<br>Rental Rehabilitation/Weatherization<br>Acquisition<br>Public Services<br>Economic Development<br>Public Improvements   | BAKER DONORA - Local Target<br>COMSTOCK PARK - Local Target<br>Eastside Area - Local Target area<br>Near South Area - Local Target area<br>Northeast Area - Local Target area<br>Northwest Area - Local Target area<br>OAK PARK - Local Target area<br>POTTER WALSH - Local Target area<br>PRUDDEN EAST VILLAGE - Local Target area<br>SOUTHWEST LANSING - Local Target area<br>South Area - Local Target area<br>URBAN DALE - Local Target area |
|   | Description  | Includes staff and other costs associated with preparation of required Consolidated Plan, citizen participation activities associated with the delivery of CDBG, HOME and other costs associated with delivery of CDBG and other state and federal programs. Includes  |  |
|   | Target Date for Completion   | 06/30/2017   |  |
|   | Estimate the number and type of families that will benefit from the proposed activities  |  |  |

|   |  |  |  |
|---|--|--|--|
|   | (Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
|   | Location Description<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
|   | Planned Activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
| 7 | Down Payment Assistance  | Down Payment Assistance  | BAKER DONORA - Local Target<br>COMSTOCK PARK - Local Target<br>Eastside Area - Local Target area<br>Near South Area - Local Target<br>Northeast Area - Local Target area<br>Northwest Area - Local Target area<br>OAK PARK - Local Target area<br>POTTER WALSH - Local Target<br>PRUDDEN EAST VILLAGE - Local<br>SOUTHWEST LANSING - Local<br>South Area - Local Target area<br>URBAN DALE - Local Target area |
|   | Description  | Funds provided to homebuyers for down payment and closing costs for purchase of will be available as a 0% Interest second mortgage for homebuyers with income at or below 80% of area median income. May include staff time and/or homeownership counseling fees associated with the purchase. |  |
|   | Target Date for Completion   | 06/30/2017   |  |
|   | Estimate the number and type of families that will benefit from the proposed activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.) |  |  |
|   | Location Description<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
|   | Planned Activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
| 8 | New Construction/HOME Rehab/Development  | New Construction   | BAKER DONORA - Local Target<br>COMSTOCK PARK - Local Target<br>Eastside Area - Local Target area<br>Near South Area - Local Target<br>Northeast Area - Local Target area<br>Northwest Area - Local Target area<br>OAK PARK - Local Target area<br>POTTER WALSH - Local Target<br>PRUDDEN EAST VILLAGE - Local<br>SOUTHWEST LANSING - Local<br>South Area - Local Target area<br>URBAN DALE - Local Target area |
|   | Description  | Includes funds for loans and grants for housing construction and rehabilitation. HOME including Supportive Housing Program (SHP) and Acquisition, Development and Rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for rehabilitation.  |  |
|   | Target Date for Completion   | 06/30/2017   |  |
|   | Estimate the number and type of families that will benefit from the proposed activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.) |  |  |
|   | Location Description<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
|   | Planned Activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |
| 9 | Community Housing Development Organization (CHDO) Set-aside 15% min  | Down Payment Assistance<br>New Construction  | BAKER DONORA - Local Target<br>COMSTOCK PARK - Local Target<br>Eastside Area - Local Target area<br>Near South Area - Local Target<br>Northeast Area - Local Target area<br>Northwest Area - Local Target area<br>OAK PARK - Local Target area<br>POTTER WALSH - Local Target<br>PRUDDEN EAST VILLAGE - Local<br>SOUTHWEST LANSING - Local<br>South Area - Local Target area<br>URBAN DALE - Local Target area |
|   | Description  | HOME Program set-aside reserved for housing developed, sponsored or owned by CHDOs.  |  |
|   | Target Date for Completion   | 06/30/2017   |  |
|   | Estimate the number and type of families that will benefit from the proposed activities<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.) |  |  |
|   | Location Description<br>(Note: Additional Information for this discussion may be available on the AP-36 Project Detail screen.)  |  |  |

|    |  |   |   |
|----|--|---|---|
|    | Planned Activities<br>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)  |   |   |
| 10 | <p>Community Housing Development Organization (CHDO) Operating - limited to 5%</p> <p><b>Description</b></p> <p><b>Target Date for Completion</b></p> <p>Estimate the number and type of families that will benefit from the proposed activities<br/>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p> <p><b>Location Description</b><br/>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p> <p><b>Planned Activities</b><br/>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>       | <p>Down Payment Assistance<br/>New Construction</p> <p>Funds reserved at option of the City to provide operating funds to CHDO&amp;#226;s utilizin</p> <p>06/30/2017</p>  | <p>BAKER DONORA - Local Target<br/>COMSTOCK PARK - Local Target<br/>Eastside Area - Local Target an<br/>Near South Area - Local Target<br/>Northeast Area - Local Target<br/>Northwest Area - Local Target<br/>OAK PARK - Local Target area<br/>POTTER WALSH - Local Target<br/>PRUDDEN EAST VILLAGE - Loc<br/>SOUTHWEST LANSING - Local<br/>South Area - Local Target area<br/>URBANDALE - Local Target area</p> |
| 11 | <p>HOME General Administration</p> <p><b>Description</b></p> <p><b>Target Date for Completion</b></p> <p>Estimate the number and type of families that will benefit from the proposed activities<br/>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p> <p><b>Location Description</b><br/>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p> <p><b>Planned Activities</b><br/>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>   | <p>Down Payment Assistance<br/>New Construction</p> <p>Includes staff and general administration costs to deliver the HOME program</p> <p>06/30/2017</p>  | <p>BAKER DONORA - Local Target<br/>COMSTOCK PARK - Local Target<br/>Eastside Area - Local Target an<br/>Near South Area - Local Target<br/>Northeast Area - Local Target<br/>Northwest Area - Local Target<br/>OAK PARK - Local Target area<br/>POTTER WALSH - Local Target<br/>PRUDDEN EAST VILLAGE - Loc<br/>SOUTHWEST LANSING - Local<br/>South Area - Local Target area<br/>URBANDALE - Local Target area</p> |
| 12 | <p>ESG - Homeless Prevention - Street Outreach - Shelter Operations - Administration</p> <p><b>Description</b></p> <p><b>Target Date for Completion</b></p> <p>Estimate the number and type of families that will benefit from the proposed activities<br/>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p> <p><b>Location Description</b><br/>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p> <p><b>Planned Activities</b><br/>(Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p> | <p>Homeless Svcs - Shelter Operation-Street Outreach</p> <p>Emergency Solutions Grant (ESG) funds will be provided for homeless prevention ac the cost of maintenance, operations, insurance, utilities and furnishings in shelter fa</p> <p>06/30/2017</p> | <p>BAKER DONORA - Local Target<br/>COMSTOCK PARK - Local Target<br/>Eastside Area - Local Target an<br/>Near South Area - Local Target<br/>Northeast Area - Local Target<br/>Northwest Area - Local Target<br/>OAK PARK - Local Target area<br/>POTTER WALSH - Local Target<br/>PRUDDEN EAST VILLAGE - Loc<br/>SOUTHWEST LANSING - Local<br/>South Area - Local Target area<br/>URBANDALE - Local Target area</p> |

[Return to Annual Action Plan Projects](#)

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

| One Year Goals for the Number of Households to be Supported |
|---|
| Homeless  |
| Non-Homeless  |
| Special-Needs   |
| Total   |

Table 57 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through |
|---|
| Rental Assistance   |
| The Production of New Units                                   |
| Rehab of Existing Units                                       |
| Acquisition of Existing Units                                 |
| Total   |

Table 58 - One Year Goals for Affordable Housing by Support Type  
Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

**Actions planned during the next year to address the needs to public housing**

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

**Addressing the emergency shelter and transitional housing needs of homeless persons**

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

### **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Lansing Department of Planning and Neighborhood Development makes a concerted effort to address affordable housing and residential investments in the community. However, there continues to be public policies that impact housing that needs to be addressed. Prescriptive building and housing code standards frequently prevent use of certain areas of older housing units because of area and/or ceiling height requirements set forth in the code. There are a significant number of older homes with attics not meeting ceiling height requirements and cannot be legally converted into living space such as bedrooms. The Building and Mechanical Codes may establish standards for new construction that add to the cost of construction and exceed minimum safety needs of the community. Inspection fees charged by the City add to the cost of affordable housing but ensure safety and enforces the building code. Unneeded housing is being taken out of service within the city for a variety of reasons. High cost of energy adversely impacts the ability of families to make payments on their mortgage, rent and utility bills. Accelerated deterioration of housing caused by neglect and improper use is costly and reduces the availability of affordable housing. Basic home repair tools or knowledge of how to maintain and fix homes are needed. The cost of developing new residential subdivisions exceed the concept of affordability often due to the high costs for roads, infrastructure and spatial requirements of the City's Subdivision regulations and the costs for improvements are passed on to the home buyer.

The City is losing a large number of housing units each year which could be available for the Affordable Housing market. Many housing structures are removed by business owners and developers who want to expand non-residential uses. The owners expect to obtain rezoning after removal of uses which are often contrary to the neighborhood plan.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In efforts to remove or ameliorate the barriers to affordable housing, the City of Lansing will continue to implement programs targeted towards low and moderate income households. Some of the programs include creating homeownership opportunities, developing new single family homes and maintaining affordable housing stock and sustaining safe and decent housing for the low income residents.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Lansing will continue its efforts to assure that fair housing principles are followed in the city. The City of Lansing Department of Planning and Neighborhood Development (DPND) has contracted with McKenna Associates to prepare its Analysis of Impediments (AI) to Fair Housing. It is the intent to produce a comprehensive document that meets HUD guidelines as well as provide pertinent data, location of population concentration of protected groups, economic analysis, home lending patterns and practices, analysis of fair housing complaints, etc. A completed copy of the report is attached to the plan. The City of Lansing's DPND, Human Relations and Community Services (HRCS) Department and Lansing Housing Commission will work collaboratively to address fair housing issues which includes working with community organizations to educate citizens about fair housing issues and pursue enforcement in cases of housing discrimination; work to eliminate predatory lending practices that disproportionately affect protected groups, respond to inquiries/complaints relative to fair housing.

The City of Lansing has a strong faith-based community, particularly among the homeless service providers. Most of the homeless shelters are grounded in organizations that are motivated by their religious principles. Several of the emergency services in Lansing are supported or operated by faith-based organizations. City staff involvement with the homeless population includes serving on several boards to address the needs of this community including the Continuum of Care. This partnership includes: assistance in funding rehabilitation and new construction of housing units. The City continues to make a concerted effort to work with various agencies to prioritize programs and services for those in the greatest need.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Lansing makes every effort to address housing and community development needs. However, addressing all housing, community development and homeless needs is a difficult task due to lack of funding and shrinking funds. The City of Lansing will continue to utilize all resources including leveraging funds to meet the needs of the underserved.

### **Actions planned to foster and maintain affordable housing**

Affordable housing is a nationwide challenge. The City of Lansing continues to make a concerted effort to address barriers to affordable housing. In efforts to foster and maintain affordable housing, the Annual Action Plan identifies assisting 18 owner occupied and 60 renters to rehabilitate their homes. In addition, down payment assistance will be provided to 12 housing units with CDBG and HOME funding.

In addition, the City of Lansing continues to work with developers to expand the number of housing units for low to moderate income households by development of new housing, such as the Abigail – a 45-unit low income housing tax credit project and the Saboury Project – 22 units of infill rental housing ,

also a tax credit project.

### **Actions planned to reduce lead-based paint hazards**

Housing units that receive more than \$5000 in non-emergency housing rehabilitation assistance through the Development Office have all identified lead based paint hazards remediated. Additionally, the Development Office partners with the Michigan Department of Health and Human Services (MDHHS) Help for Lead Safe Homes program to provide CDBG funds where lead based paint remediation costs for qualified and enrolled owner occupied homes in Lansing exceed the amount of their grant program. The Development Office works with the Ingham County Health Department to ensure that owner occupied housing units where children with elevated blood lead levels (EBL's) are notified regarding our Housing Rehabilitation program. The Development Office has successfully managed two past HUD Lead Hazard Demonstration Grants, and will continue to apply for this source of funding as it is made available. Housing that receives remediation through the Development Office is listed on the State of Michigan's Lead Safe Housing Registry

### **Actions planned to reduce the number of poverty-level families**

Poverty is an issue not easily addressed or controlled by the City. Economic factors beyond the control of the community result in loss of jobs and reduction in personal income, primary causes of poverty. The City of Lansing continues to be actively involved on a local and regional scale in promoting growth and expansion of job opportunities.

### **Actions planned to develop institutional structure**

The institutional structure in the City of Lansing includes a capable network of public and private housing and related services providers to carry out the affordable housing strategy. The collaboration between local, county and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan in addressing the housing and community development needs in the city.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

There are formal and informal efforts at coordinating activities between or among many participants including the city, state and federal units of government, housing commission, public agencies or private

sector agencies such as lending institutions, health care provider, non-profit housing corporation, social service agencies, neighborhood organizations, etc.

**Discussion:**

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

#### **Introduction:**

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

#### **Other CDBG Requirements**

1. The amount of urgent need activities

#### **HOME Investment Partnership Program (HOME)**

##### **Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

**Discussion:**

**Appendix - Alternate/Local Data Sources**

**SUMMARY - FUNDING ALLOCATIONS**  
**FIVE –YEAR CONSOLIDATED PLAN 2016-2021 (7/1/16 -6/30/21)**  
**ANNUAL ACTION PLAN HUD FY 2016 /CITY FY 2017 (7/1/16 – 6/30/17)**

**CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES**

The primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods. Specific objectives are enumerated as follows:

- a. Provide standard housing in a suitable living environment through rehabilitation, new construction and improvement of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.
- b. Provide housing counseling and assistance that will benefit low and moderate-income households.
- c. Promote home ownership for low and moderate-income households and promote deconcentration of poverty.
- d. Maintain at current levels the number of public and assisted housing units available to low and moderate-income households.
- e. Provide homeless prevention assistance, emergency shelter, re-housing assistance and supportive human services for people with special needs, people who are homeless and those at risk of becoming homeless.
- f. Provide assistance for permanent supportive housing and human services for low and moderate income households with a history of chronic homelessness, including those with special needs.
- g. Promote economic opportunity for low and moderate-income individuals by facilitating economic development, providing employment opportunity, sponsoring job training, supporting business development, micro-enterprise lending and business or financial educational programs and initiatives.
- h. Promote economic development to provide jobs, business services and shopping opportunities for residents located in CDBG eligible areas.
- i. Provide community and neighborhood services, recreational opportunities and public facilities and promote neighborhood social cohesion to improve the quality of life in CDBG eligible neighborhoods.
- j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs and citizens' awareness in CDBG eligible areas.
- k. Improve the city's transportation, public facilities and infrastructure systems in CDBG eligible areas.

- l. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing and improving energy fitness in housing occupied by low and moderate-income households.
- m. Promote fair housing objectives.
- n. Provide affordable housing and economic development that benefits low and moderate income people in the context of mixed use development along transit corridors.

**PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT  
ACTIVITIES AND USE OF FUNDS  
 FIVE –YEAR CONSOLIDATED PLAN 2016-2021 (7/1/16 -6/30/21)  
 ANNUAL ACTION PLAN HUD FY 2016 /CITY FY 2017 (7/1/16 – 6/30/17)**

**CDBG Single-family, Owner-Occupied Rehab Program/Public Improvements**

Includes loans and grants for rehabilitation of owner-occupied housing units through city sponsored programs, and in conjunction with affordable housing efforts sponsored by nonprofit housing corporations and other state and federal agencies. Includes funds to meet lead hazard reduction regulations in rehabilitated structures, funds to assist in emergency housing rehabilitation, market analysis activities and technical assistance to nonprofit housing corporations, contractors, and low- and moderate-income households. Includes loans and grants for owner-occupied single-family units through city sponsored programs, loans to rehabilitate historic homes in conjunction with rehabilitation of the unit, and loans or grants for ramps, hazard remediation or weatherization. Includes staff, office space, technical assistance, training and other direct project costs associated with delivery of Community Development Block Grant, HOME, Emergency Solutions Grant and other State and Federal Programs. 18 housing units estimated. Additional units may be completed with prior year funds.

General street, sidewalk, water/sewer improvements, including assistance to income eligible owner-occupants or those in CDBG-eligible areas for special assessments related to new improvements. Includes improvements to neighborhood parks, recreational facilities; public neighborhood, medical and community facilities in CDBG priority areas. Some improvements may be made with prior years' funds

|                             |             |
|-----------------------------|-------------|
| Five-Year Consolidated Plan | \$5,119,985 |
| Annual Action Plan          | \$1,023,997 |

**CDBG Rental Rehab Program/Weatherization**

Includes loans and grants for rehabilitation of rental housing units through city sponsored programs. Includes funds to meet healthy housing standards and/or lead hazard reduction regulations in rehabilitated structures. 6 units estimated.

Includes financing of an Energy Fitness Program and/or Energy Optimization Program to benefit low and moderate-income households, 54 housing units estimated with current funding. Additional units may be completed with prior year funds

|                             |           |
|-----------------------------|-----------|
| Five-Year Consolidated Plan | \$250,000 |
| Annual Action Plan          | \$ 50,000 |

**Acquisition**

Includes acquisition, maintenance and security of properties acquired through programs, and activities related to acquisition, disposition, relocation and clearance of dilapidated structures. Funds may also be used to acquire properties in the flood plain. Includes staff time associated with this activity. 1 housing unit estimated. Prior year funds may be used.

|                             |          |
|-----------------------------|----------|
| Five-Year Consolidated Plan | \$ 5,000 |
| Annual Action Plan          | \$ 1,000 |

**Public Services (limited to 15%)**

Includes homeownership counseling, education, neighborhood counseling, youth and senior programs, neighborhood clean-ups, community gardens, home repair classes, tool lending programs, employment training, and community safety. Services are for low- and moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits.

|                             |              |
|-----------------------------|--------------|
| Five-Year Consolidated Plan | \$ 1,389,295 |
| Annual Action Plan          | \$ 277,859   |

**Economic Development**

Loans, technical assistance and training to low- and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. (A micro-enterprise is a business with five or fewer employees, including the owner(s).) Estimate 8 people trained and 4 loans issued. Prior year funds may be used.

Technical assistance to individuals and for-profit businesses including workshops, technology assistance, façade improvement loans/grants, market analysis, business promotion, referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing. Estimate 36 individuals and 4 businesses assisted.

Creation of jobs to benefit low and moderate-income city of Lansing residents. Estimate 3 jobs

|                             |           |
|-----------------------------|-----------|
| Five-Year Consolidated Plan | \$645,300 |
| Annual Action Plan          | \$129,060 |

**CDBG General Administration (limited to 20%)**

Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal programs.

Includes planning and general administration costs associated with delivery of CDBG and other state and federal programs. Includes indirect administrative costs and building rent paid to the city.

|                             |              |
|-----------------------------|--------------|
| Five-Year Consolidated Plan | \$ 1,852,395 |
| Annual Action Plan          | \$ 370,479   |

## CDBG Allocations

|                                   |              |
|-----------------------------------|--------------|
| Total Five-Year Consolidated Plan | \$ 9,261,975 |
| Total Annual Action Plan          | \$ 1,852,395 |

### **PROPOSED HOME PROGRAM ACTIVITIES AND USE OF FUNDS** **FIVE –YEAR CONSOLIDATED PLAN 2016-2021 (7/1/16 - 6/30/21)** **ANNUAL ACTION PLAN HUD FY 2016 /CITY FY 2017 (7/1/16 – 6/30/17)**

#### **Down Payment Assistance**

Funds provided to homebuyers for down payment and closing costs for purchase of a single-family home located within the Lansing city limits. Up to \$15,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance not limited to first-time homebuyers. May include staff time and/or homeownership counseling fees associated with this activity. Estimate 12 housing units. Prior year funds may be used.

|                             |            |
|-----------------------------|------------|
| Five-Year Consolidated Plan | \$ 328,080 |
| Annual Action Plan          | \$ 65,616  |

#### **New Construction/HOME Rehab/Development Program**

Includes funds for loans and grants for housing construction and rehabilitation.

HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) and Acquisition, Development and Resale (ADR) activities. Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for staff time associated with these activities. 2 housing units estimated in conjunction with partners. Additional units may be completed with prior year funds

Also includes loans and grants for rehabilitation of at least 2 owner-occupied housing units.

|                             |             |
|-----------------------------|-------------|
| Five-Year Consolidated Plan | \$1,673,200 |
| Annual Action Plan          | \$ 334,640  |

#### **CHDO Set-aside (15% minimum required)**

HOME Program set-aside reserved for housing developed, sponsored or owned by CHDOs in partnership with the City. 1 unit estimated. Prior year funds may be used.

|                             |            |
|-----------------------------|------------|
| Five-Year Consolidated Plan | \$ 428,845 |
| Annual Action Plan          | \$ 85,769  |

#### **Community Housing Development Organization (CHDO) Operating (limited to 5%)**

Funds reserved at option of the City to provide operating funds to CHDO's utilizing the City's HOME funds to produce affordable housing in the community.

|                             |           |
|-----------------------------|-----------|
| Five Year Consolidated Plan | \$142,950 |
| Annual Action Plan          | \$28,590  |

**HOME General Administration (limited to 10%)**

Includes staff and general administration costs to deliver the HOME program.

|                             |            |
|-----------------------------|------------|
| Five-Year Consolidated Plan | \$ 285,895 |
| Annual Action Plan          | \$ 57,179  |

**HOME Allocations:**

|                             |              |
|-----------------------------|--------------|
| Five-Year Consolidated Plan | \$ 2,858,970 |
| Annual Action Plan          | \$ 571,794   |

**EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM ACTIVITIES  
AND USE OF FUNDS**

**FIVE -YEAR CONSOLIDATED PLAN 2016-2021 (7/1/16 -6/30/21)  
ANNUAL ACTION PLAN HUD FY 2016 /CITY FY 2017 (7/1/16 – 6/30/17)  
FINANCE COMMITTEE OF GLHRN TO MAKE RECOMMENDATION ON  
DISTRIBUTION OF ESG FUNDS AT THE 3/10/16 MEETING**

**Street Outreach**

Funds provided for Street Outreach activities

|                             |           |
|-----------------------------|-----------|
| Five-Year Consolidated Plan | \$ 72,740 |
| Annual Action Plan          | \$ 14,548 |

**Homeless Prevention**

Funds provided to prevent homelessness

|                             |            |
|-----------------------------|------------|
| Five-Year Consolidated Plan | \$ 200,000 |
| Annual Action Plan          | \$ 40,000  |

**Administrative Activities (limited to 7.5%)**

Funds provided to offset the cost of administering emergency solutions program.

|                             |           |
|-----------------------------|-----------|
| Five-Year Consolidated Plan | \$ 62,940 |
| Annual Action Plan          | \$ 12,588 |

**Shelter Operation**

Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities and furnishings in shelter facilities.

|                             |            |
|-----------------------------|------------|
| Five-Year Consolidated Plan | \$ 503,525 |
| Annual Action Plan          | \$ 100,705 |

**ESG Allocations:**

|                             |            |
|-----------------------------|------------|
| Five-Year Consolidated Plan | \$ 839,205 |
| Annual Action Plan          | \$ 167,841 |

## SUMMARY

### Estimated Five-Year Consolidated Plan and Forty Second Year Community Development Resources

| <b>Program</b>                 | <b>Annual Action Plan</b> | <b>Five-Year Consolidated Plan</b> |
|--------------------------------|---------------------------|------------------------------------|
| <b>CDBG Entitlement Grant:</b> | \$1,852,395               | \$9,261,975                        |
| <b>HOME Program Funds</b>      | \$ 571,794                | \$2,858,970                        |
| <b>ESG Program Funds:</b>      | \$167,841                 | \$839,205                          |
| <b>TOTAL</b>                   | \$2,592,030               | \$12,960,150                       |

Administrative, management and operation costs for the above programs include the administration, management and operations of the eligible activities, **as well as other federal and state community development programs in which the city is now or may be participating.**